This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 03/29/17 10:39 3 pgs
Fees:18.00 Taxes:314.50
20170329-0030419

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of March, 2017, by and between Joe McGee, Individually and Joe McGee, Administrator of The Estate of Mack McGee, Davidson County, TN Probate Court Docket Number 16P1572 , party of the first part, and DY Construction Inc., a Tennessee Corporation, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, tennessee, being Lot No. 15 on the Plan of Fisk Park, of record in Book 2331, Page 114, Register's Office for said County.

SAID Lot No. 15 fronts 50 feet on the westerly side of Underwood Street and runs back between lines 124.4 feet on the northerly line and 124.6 feet on the southerly line to the Right-of-Way of the Tennessee Central Railroad, on which it measures 50 feet.

Being the same property conveyed to Joe McGee by Quit Claim Deeds of record at Instrument No's 20170329003039 2, 20170329003039 1, 20170329003039 5, and 20170329003039 8 in the Register's Office Davidson County, Tennessee.

Being the same property conveyed to Joe McGee, Fannie McGee, Grace Taylor, Charles W. McGee, and Patricia A McGee by Affidavits of Heirship at Instrument No's 20170329003035 6 and 20170329003035 7 in said Register's Office, Tennessee.

Being the same property conveyed to Mack McGee and Myrtley L McGee by vitrue of Deed dated January 30, 1973 of record at Book 4678, Page 994 in said Register's Office, Tennesse.

Myrtle L McGee died May 1, 2008 leaving Mack McGee as the remaining tenant by the entirety.

Mack McGee died June 11, 2016 and did not leave any living or deceased biological children.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 2331, Page 114 and Book 2449, Page 171 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Joe McGee, Administrator

Joe McGee, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joe McGee, Administrator and Joe McGee, Individually , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that hey executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of March, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: DY Construction Inc.
P.O. Box 1283
Antioch, TN 37013

Tax Parcel No 08114016000

Property Address: 2417 Underwood St
Nashville, TN 37208

MAIL TAX BILLS TO: DY Construction Inc.
P.O Box 1283
Antioch, TN
37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $85,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of March, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019