RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178730

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170028375 DEEDWARR
Recvd: 04/04/17 13:07 2 pgs
Fees:13.00 Taxes:481.00
20170404-0032921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of March, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BRANDON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Able Builders, Inc., a Tennessee Corporation	533 Old Hickory Blvd Madison, TN 37115	043 14 0 002.00 & 043 14 0 003.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Thousand and 00/100 Dollars ($130,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALBERT DOSS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ABLE BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

TRACT NO. 1: 533 Old Hickory Blvd., Madison, TN 37115 (Tax ID: 043 14 0 002.00)

Land in the Eleventh Civil District of Davidson County, Tennessee, being Lot No. 9 on the map of B. F. Bixler Subdivision, not of record and described as follows:

According to a survey made by John Wilkes, Civil Engineer, dated 11/22/1934, said Lot No. 9 fronts 100 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines, parallel with and 320 feet west of the westerly margin of Hankins Street, 200 feet to the southerly line of Lot No. 20.

TRACT NO. 2: 0 Old Hickory Blvd., Madison, TN 37115 (Tax ID: 043 14 0 003.00)

Land in the Eleventh Civil District of Davidson County, Tennessee, being the western half of Lot No. 10 on the map of B. F. Bixler Subdivision, not of record and described as follows:

Said half of Lot 10 fronts 50 feet on the North side of Old Hickory Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Albert Doss, by Warranty Deed from Hala Salem, dated 9/17/2013, recorded 9/19/2013, of record in Instrument #20130919-0098950, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 533 Old Hickory Blvd. and 0 Old Hickory Blvd., Madison , TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30 day of March, 2017.

Albert Doss 03/30/17

ALBERT DOSS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Albert Doss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of March, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19