Send Tax Statements To:
~~New Owner~~ Guaranteed Rate, Inc.
3940 N. Ravenswood
Chicago, IL 60613

Name and Address of New Owner:

Minh Le
5924 A Carl Place
Nashville, TN 37209

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map & Parcel:
91-06-0U-1.00CO

BILL GARRETT, Davidson County
Trans:T20170036476 DEEDWARR
Recvd: 05/01/17 12:59 2 pgs
Fees:13.00 Taxes:1195.10
20170501-0042521

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CONSTRUCT ALL USA INC., A TENNESSEE CORPORATION,** has this day bargained and sold and does hereby transfer and convey unto **MINH LE,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being all of Unit No. 1, together with common areas, as established by Declaration of Covenants Conditions and Restrictions for 5924 Carl Place Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150925-0097766, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of location and description of said property.

Being the same property conveyed to Construct-All USA, Inc,, by deed from Jason Baxter, dated October 8, 2015, appearing of record in Instrument No. 20151016-0105619 and corrected in Instrument No. 20160425-0039679, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Instrument No. 20150925-0097766; Restrictive Covenants of record in Book 2437, page 59; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MINH LE,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is un-encumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument 26th day of April, 2017.

CONSTRUCT-ALL USA, INC.,
A Tennessee Corporation

BY: _____
Jason Baxter, President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jason Baxter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **CONSTRUCT-ALL USA, INC., a Tennessee Corporation**, the bargainor, and that he as such **President**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **President**.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 26th day of April, 2017.

_____
NOTARY PUBLIC
My Commission Expires: 1/24/2021

SHERI L. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $323,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SWORN to and subscribed before me,
this 26th day of April, 2017.

_____
NOTARY PUBLIC

My Commission Expires:
7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON