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THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **45,000.03**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2017. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170038889 DEEDWARR
Recvd: 05/08/17 11:45 3 pgs
Fees:18.00 Taxes:166.50
20170508-0045402

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annex Group, LLC	NEW OWNER	
P. O. Box 90680		09108008200
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tiffany Rucker, Kendra Rucker, Yasheka Hall, Carolyn Elaine Hunter, George Thompson, Jr., Sandra D. Welch and Marilyn Crawford,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Annex Group, LLC, a Tennessee Limited Liability Company,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of L. H. Davis Subdivision of Lot No. 41 Clifton Plan, of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary E. Moore Thompson by Installment deed from B. B. Doubleday, Jr., of record in Book 4883, Page 387, Register's Office for Davidson County, Tennessee, dated December 24, 1974 and recorded on January 23, 1975. Mary E. Moore Thompson a/k/a Mary E. Moore died intestate on November 12, 1993. At the time of her death, Mary E. Moore was married to Charles L. Moore, who survived her and conveyed his one-third (1/3) interest to decedent's children, Kenneth Thompson, Sandra D. Welch, Beverly Hunter, George Thompson and Marilyn Crawford, of record in Book 9598, Page 737, Register's Office for Davidson County, Tennessee, dated November 11, 1994 and recorded on February 21, 1995. Kenneth Thompson, also known as Kenneth Leroy Thompson died intestate on August 25, 2006, leaving his daughters, Tiffany Rucker and Kendra Rucker as his heirs-at-law. Beverly Hunter, also known as Beverly Hunter Beech died intestate on June 3, 2009. Beverly Hunter had three children, namely, William M. Hunter, Roderick Denzel Gordon and Carolyn Elaine Hunter. William M. Hunter died intestate on June 29, 1999, without issue. Roderick Denzel Gordon died intestate on December 1, 1982, leaving Yasheka Hall as his sole heir-at-Law. The heirs-at-law of Beverly Hunter Beech are Carolyn Elaine Hunter and Yasheka Hall.

See Affidavits of Heirship recorded as Instrument Nos. 20170508 0045396, 20170508 0045397 20170508 0045398, 20170508 0045399, and 20170508 0045400, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **UN**IMPROVED property known as **0 43rd Ave. North a/k/a 1012 43rd Ave. North, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 5th day of May, 2017.

Tiffany Rucker

Kendra Rucker

Yasheka Hall

Carolyn Elaine Hunter

George Thompson, Jr. by Beverly Thompson, Attorney-in-Fact

Sandra D. Welch

Marilyn Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tiffany Rucker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal this the 5th day of May, 2017.

My Commission expires: 10-7-2019

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kendra Rucker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal this the 5th day of May, 2017.

My Commission expires: 10-7-2019

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Yasheka Hall** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal this the 5th day of May, 2017.

My Commission expires: 10-7-2019

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC 2 DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn Elaine Hunter** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal this the 5th day of May, 2017.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Beverly Thompson,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **George Thompson, Jr.** and who acknowledged that she executed the same as the free act and deed of **George Thompson, Jr.**. Witness my hand and official seal this the 5th day of May, 2017.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra D. Welch** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal this the 5th day of May, 2017.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marilyn Crawford** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal this the 5th day of May, 2017.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public