Send Tax Statements To:
New Owner
_____
_____
_____

Name and Address of New Owner:

Ashley E. Sweet
5924 B 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:
91-6-U-2 CO

BILL GARRETT, Davidson County
Trans:T20170041491 DEEDWARR
Recvd: 05/16/17 10:16 2 pgs
Fees:13.00 Taxes:1220.63
20170516-0048374

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.,** has this day bargained and sold and does hereby transfer and convey unto **ASHLEY E. SWEET, an unmarried woman,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2, 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 as Instrument No. 20150925-0097766 and being shown on Plat attached thereto as Exhibit "B", 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 a portion the same property conveyed to Construct-All USA, Inc., by deed from Jason Baxter, dated October 8th, 2015, appearing of record in Instrument No. 20151016-0105636, of the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Jason Baxter, by deed from Joe Thomas Beasley and Rita C. Beasley, husband and wife, dated July 20th, 2015, as recorded in Instrument No. 20150724-0072749, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 02150925-0097766; Restrictive Covenants of record in Record Book 2437, page 59; and to any and all matters shown on said plat and survey of record in Plat Book 2330, page 39; 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 **ASHLEY E. SWEET, an unmarried woman,** her 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 11th day of May, 2017.

CONSTRUCT-ALL USA, INC.

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.**, 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 11th day of May, 2017.

MOLLY L SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Molly L Smith
NOTARY PUBLIC
My Commission Expires: 1/28/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $329,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stephanie Demé
AFFIANT

SWORN to and subscribed before me,
this 11th day of May, 2017.

Melissa Jansen
NOTARY PUBLIC

My Commission Expires:

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021