BILL GARRETT, Davidson County
Trans:T20170059043 DEEDWARR
Recvd: 07/11/17 08:54 3 pgs
Fees:18.00 Taxes:1207.31
20170711-0069428

This instrument prepared by:
Jack F. Stringham II, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville TN 37219

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Tax Liens, LLC 1144 Fairvue Village Lane Gallatin, TN 37066-7411	(NAME) Same	Map/Parcel 17600003900 17600004000 17600003400

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ALLSTAR CONSTRUCTION COMPANY**, a Tennessee corporation (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **TAX LIENS, LLC,** a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors, assigns and representatives, all of Grantor's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $326,300.00

Subscribed and sworn to before me this the 10 day of July, 2017.

JOSH HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Affiant

My commission expires: 12/18/17 (Affix Seal)

Notary Public

MY COMMISSION EXPIRES:
DECEMBER 18, 2017

This is improved property known as 4291, 4287 and 4277 Maxwell Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns forever. Grantor does hereby release and relinquish unto Grantee, Grantee's successors and assigns forever, all of its right, title and interest in and to said property, and does hereby covenant to and with Grantee, Grantee's successors and assigns, to defend the title to the property herein conveyed, subject to (i) all matters shown of record, (ii) liens for taxes and assessments for 2016 and those not yet due and payable which have been assumed by Grantee, and (iii) zoning ordinances and requirements affecting the Property, 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 hand this 10th day of July, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized agent on said day and date.

Allstar Construction Company
a Tennessee corporation

By: _____
Jack F. Stringham II, Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jack F. Stringham II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized agent of Allstar Construction Company, the within named bargainor, and that he as such authorized agent being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such authorized agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of July, 2017.

(SEAL)

Sherryl L. Sanders
Notary Public

My commission expires: 9-11-17

SHERRYL L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Exhibit A

Property Description

TRACT 1

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARCELS 34 AND 39 OF TAX MAP 176 ACCORDING TO A SURVEY BY ROY DALE, #1 2983, DALE & ASSOCIATES, 516 HEATHER PLACE, NASHVILLE, TN 37204, DATED 316107 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF MAXWELL ROAD AT THE NORTHEAST CORNER OF THE SELENA AND GREGORY JULIA PROPERTY (INSTRUMENT NUMBER 20051227-0153643); THENCE
SOUTH 85 DEG. 45' EAST A DISTANCE OF 268 FEET TO A POINT; THENCE SOUTH 3 DEG. 10' WEST A DISTANCE OF 603 FEET TO A POINT; THENCE NORTH 77 DEG. 25' WEST A DISTANCE OF 290.2 FEET TO A POINT; THENCE NORTH 4 DEG. 55' EAST A DISTANCE OF 561.2 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.02 ACRES OR LESS.

Being the same property conveyed to ALLSTAR CONSTRUCTION COMPANY, A TENNESSEE CORPORATION, by deed from WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT1, of record in Instrument No. 20140613-0051757, dated June 2, 2014, said Register's Office.

TRACT 2

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF NEWBY SUBDIVISION, OF RECORD IN BOOK 5190, PAGE 439, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ADJOINING TRACTS, AS DESCRIBED ACCORDING TO A SURVEY OF JOHN MCCORMICK AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF MAXWELL ROAD AT THE NORTHEAST CORNER OF THE EDWARD NEWBY PROPERTY (BOOK 4798, PAGE 75); THENCE SOUTH 85 DEG. 45 MIN. EAST 268 FEET TO A POINT, BEING THE NE CORNER OF SAID LOT NO. 1; THENCE SOUTH 3 DEG. 10 MIN. WEST 1168 FEET TO AN IRON PIN; THENCE NORTH 85 DEG. IS MIN. WEST 306.5 FEET TO AN IRON PIN; THENCE NORTH 4 DEG. 55 MIN. EAST 1166.5 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20140613-00151757, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

Being the same property conveyed to ALLSTAR CONSTRUCTION COMPANY, A TENNESSEE CORPORATION, by deed from JOE ROCKETT, of record in Instrument No. 20141210-0112999, dated December 9, 2014, said Register's Office.