This Instrument Prepared By:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Harry G. Demetros, Jr. and Gayle B. Demetros 608 Lynnwood Boulevard Nashville, TN 37205-3818	SAME	Map/Parcel: 105-5-05-4000

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HOME MAKERS, INC., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto HARRY G. DEMETROS, JR. and Wife, GAYLE B. DEMETROS, Individuals (the "Grantee"), their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more fully described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns forever. And we do covenant with the Grantee 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 except as of record and 2017 property taxes. And Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Remainder of page intentionally left blank; signature blocks follow.)

BILL GARRETT, Davidson County
Trans:T20170062384 DEEDWARR
Recvd: 07/20/17 15:06 3 pgs
Fees:18.00 Taxes:12.21
20170720-0073633

IN WITNESS WHEREOF, the undersigned Grantor has hereunto subscribed its name on this 3 day of July 2017.

HOME MAKERS, INC.
A Tennessee corporation

By: H Demetros

Print Name: HARRY L. DEMETROS

Title: PRESIDENT

STATE OF Tennesse)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Henry Demetros, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/herself to be President of HOME MAKERS, INC., a Tennessee corporation, the within named bargainor, and that he/she as such _____ executed the foregoing instrument for the purpose therein contained by signing the name of the _____ by him/herself as _____.

WITNESS my hand and official seal on this 3rd day of July 2017.

JED WORTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commision Expires Nov. 3, 2020

NOTARY PUBLIC
My Commission expires: 11/3/2020

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $3,300.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3 day of July 2017.

JED WORTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commision Expires Nov. 3, 2020

NOTARY PUBLIC
My Commission expires: 11/3/2020

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the northerly portion of Lot No. 18, on the Map of Welcker's Addition, of record in Book 21, page 97, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 18 begins at the common western corner of Lot Nos. 17 and 18; thence, in an easterly direction along said lot lines 170 feet, more or less, to the west margin of 12th Avenue South; thence, in a southerly direction along with west margin of 12th Avenue South 5 feet, more or less, at the beginning of a curve to the right having a radius of 15 feet, around said curve 20.80 feet to a point in the northerly margin of Alley No. 428-B; thence, continuing along the north margin of said alley, North 82 degrees 31' West, 128.01 feet to a point at the beginning of a curve to the right having a radius of 25 feet; thence, around said radius a distance of 40.19 feet to the point of beginning.

Being part of the same property conveyed to Home Makers, Inc., a Tennessee corporation, by Trustee's Deed from T. Turner Snodgrass, Substitute Trustee, of record in Book 7981, page 791, Register's Office for Davidson County, Tennessee.

This is unimproved property located on 12th Avenue South, Nashville, Tennessee, 37203.