NEW OWNER:
ALEX L. HOLLIS
1012 BRADFORD PARK RD
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 17-1555

Map & Parcel
070050053.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 19479 **DEEDWARR**
10/30/2017 03:29:28 PM 3 pgs
Fees: $18.00 Taxes: $370.00

20171030-0111189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thousand and 00/100 Dollars ($100,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **INNOVATIVE BUILDING SPECIALTIES, INC., a Tennessee corporation** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ALEX L. HOLLIS,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **13th** Civil District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in the 13th Civil District of DAVIDSON County, Tennessee, being the east part of Alpine Park, all of Alpine Park (previous deed stated Alpine Pakris) recorded on the plan of Alpine Terrace, Book 421, Page 131, in the Register's Office for Davidson County, Tennessee, described according to a survey of John M. Sullivan, Civil Engineer, February 23, 1960, as follows:

BEGINNING at the extreme east end of the east and west axis thence with the northeasterly margin of Alpine Park Boulevard southwesterly 245.1 feet to an iron pin, being the southwest corner of the herein described tract; being also the southwest corner of the middle tract, thence with the east line of the middle tract and the west line of the east tract northerly 263 feet to an iron pin, thence with the southeasterly margin of Alpine Park Boulevard southeasterly 245.1 feet to the beginning.

Being a portion of the same property conveyed to INNOVATIVE BUILDING SPECIALTIES, INC., a Tennessee corporation by Quitclaim Deed from Salem Forsythe, dated December 9, 1996, and of record in

Book 10293, Page 416, Register's Office for DAVIDSON County, Tennessee.

THIS IS UNIMPROVED PROPERTY which has the address of **ALPINE PARK BLVD, NASHVILLE, TN 37218**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plan Book 421, Page 131, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of October, 2017.

INNOVATIVE BUILDING SPECIALTIES, INC.

By: _____
SALEM FORSYTHE
Its: PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SALEM FORSYTHE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the **PRESIDENT** of **INNOVATIVE BUILDING SPECIALTIES, INC.**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing his/her name as such authorized officer.

WITNESS my hand and official seal at office this 23rd day of October, 2017.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$100,000.00.**

AFFIANT

Sworn to and subscribed to before me this 23rd day of October, 2017.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018