This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

SEND TAX BILL TO:
ADDRESS NEW OWNER:
**Associated Construction LLC**
**4860 Matterhorn Dr.**
**Old Hickory, TN 37138**

MAP 093-16-0 129.00

Recording Information:

Bill Garrett Davidson County
Batch# 24778 DEEDWARR
11/13/2017 09:24:30 AM 2 pgs
Fees: $13.00 Taxes: $351.73
20171113-0115948

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Billie J. Caldwell-Brooks** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Associated Construction LLC**, hereinafter called the "GRANTEE", its successors 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 part of Lots 120, 121, and 122 on the Plan of Maury and Clairborne's Addition to Nashville, as of record in Book 21, page 84 and 85, said Register's Office, and being more particularly described as follows: Beginning at an existing iron rod in the southerly right-of-way of Green Street, width 50' at a corner common with Howard Wear, as of record in Instrument No. 20040526-0061755, RODC, TN, being the northwest corner of this tract; thence with the southerly right-of-way of Green Street, South 85 deg. 00' 00" East, 40.00 feet to an existing iron rod, at a common corner with Henry L. Davis, of record in Book 4536, page 626, RODC, TN, being the northeast corner of this tract; thence leaving the southerly right-of-way of Green St. and with the westerly line of Henry L. Davis, South 06 deg. 13' 07" West, 105.00 feet to an existing iron rod in the northerly line of Lot 123, being the southeast corner of this tract; thence with the northerly line of Lot 123, North 85 deg. 00' 00" West, 40.00 feet to an existing iron rod, at the southeast corner of Howard Wear, being the southwest corner of this tract; thence with the common line of Howard Wear, North 06 deg. 13' 07" East, 105.00 feet to the point of beginning, containing 4,199 square feet, 0.096 acres, more or less, according to a boundary survey of Tax Map 93-16, Parcels 127, 129, 130 and 131, prepared by Cherry Land Surveying, R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, dated May 6, 2005 and bearing Job No. 05124 TSM.

Being the same property conveyed to Billie J. Caldwell-Brooks by deed from Construction Consulting Management Corporation, a Tennessee corporation, dated March 29, 2013, of record in 20130403-0032652, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 21, page 84, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 21, page 84, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 55 Green St., Nashville, Tennessee 37210.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property,

insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 my hand this the 9th day of November, 2017.

Billie J. Caldwell-Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Billie J. Caldwell-Brooks**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of November, 2017.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $95,060.75.

AFFIANT

Subscribed and sworn to before me on this 9th day of November, 2017.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE
COUNTY OF Davidson
On this 10 day of November, 2017, personally appeared before me, a notary public for this county and state, Caitlin Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION
I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.