THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013855** Bill Garrett Davidson County Batch# 25100 **DEEDWARR** 11/13/2017 02:20:02 PM 2 pgs Fees: $13.00 Taxes: $2,312.50 20171113-0116394	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. D. Shea Kee Affiant Subscribed and sworn to before me, this 7th day of November, 2017. Melody M. Jenkins Notary Public My Commission Expires:

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

WARRANTY DEED

Address New Owner: Nashville design build Inc. 628 Stonewater Blvd Franklin, TN 37064	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144-02-017.00

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, **Clyde W. Lee, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nashville design build Inc., a Tennessee Corporation,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 72 on the Plan of Chickering Hills, Section 3, as of record in Book 2663, Page 17, Register's Office for said County.

Said Lot No. 72 fronts 200 feet on the Easterly side of Crater Hill Drive and extends back 485.3 feet on the Northerly line and 485 feet on the Southerly line to a dead line, measuring 217.14 feet thereon.

Being the same property conveyed to Clyde W. Lee and wife, Gail L. Lee by Warranty Deed from James R. Stadler and wife, Elizabeth B. Stadler, recorded on the 11th day of August, 1975 in Deed Book 4940, Page 306, in the Register's Office of Davidson County, Tennessee.

Gail L. Lee having died January 7th, 2016 in Davidson County, Tennessee. Her interest in said property having passed to Clyde W. Lee as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHICKERING HILLS, SECTION 3, as recorded in Plat Book 2663, Page(s) 17.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2541, Page 570 and Book 5054, Page 64.

This is improved property located at 1118 CRATER HILL DRIVE Nashville, TN 37215-4510.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of November, 2017.

Clyde W. Lee

STATE OF NEVADA)
COUNTY OF CLARK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clyde W. Lee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2017.

Notary Public

My Commission Expires: 08/07/2019

KELLY GEHRING
Notary Public - State of Nevada
County of Clark
APPT NO. 07-4292-1
My App. Expires Aug 7, 2019