Bill Garrett Davidson County
Batch# 31622 DEEDWARR
11/30/2017 09:23:30 AM 5 pgs
Fees: $28.00 Taxes: $1,998.00
20171130-0122046

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

30331-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
GBD, LLC 518 E. Iris Drive Nashville, TN 37204	New Owner	11808003400

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 consideration, the receipt of which is hereby acknowledged, the undersigned, **BUILDERS EXCHANGE OF TENNESSEE, INC., a Tennessee corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **GBD, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

SITUATED in Davidson County, Tennessee, and being Lot No. 151 on the Plan of Grandview Heights as recorded in Book 161, Pages 14 and 15, in the Register's office for Davidson County, Tennessee, said Lot No. 151 fronts 50 feet on the easterly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

BEING all of the same property conveyed to Builders Exchange of Tennessee, Inc., a Tennessee corporation by Special Warranty Deed date November 18, 2013 from Chester A. Butler, III and wife, Barbara G. Butler, of record in Instrument No. 20131122-0120471, said Register's Office.

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 covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on following pages.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28 day of November, 2017.

BUILDERS EXCHANGE OF TENNESSEE, INC.,
a Tennessee corporation

By: _____
Name: Patricia E. Corbitt
Its: CEO / Secretary

STATE OF Tennessee]
COUNTY OF Knox]

BEFORE ME, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Patricia E. Corbitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be CEO and Secretary of BUILDERS EXCHANGE OF TENNESSEE, INC., a Tennessee corporation, and who further acknowledged that she, as such CEO and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as CEO and Secretary for the said corporation.

WITNESS my hand and seal, at office in Knoxville, TN, this 28 day of November, 2017.

STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY MY COMMISSION EXPIRES 6-2-2018

_____
Notary Public
My Commission Expires: 06-02-2018

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

_____
Affiant

Subscribed and sworn to before me this 28 day of November, 2017.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 8, 2019

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28 day of November, 2017.

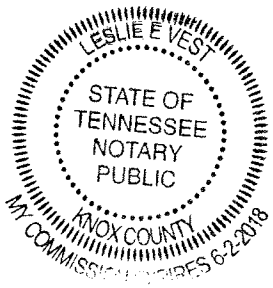
BUILDERS EXCHANGE OF TENNESSEE, INC.,
a Tennessee corporation

By: _____
Name: Ralph JW Vest
Its: President

STATE OF Tennessee]
COUNTY OF Knox]

BEFORE ME, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Ralph JW Vest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of BUILDERS EXCHANGE OF TENNESSEE, INC., a Tennessee corporation, and who further acknowledged that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as President for the said corporation.

WITNESS my hand and seal, at office in Knoxville, TN, this 28 day of November, 2017.



_____
Notary Public
My Commission Expires: 06-02-2018

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2018 and subsequent years, not yet due and payable. Map/parcel 118-08-0-034.00.

3. All Matters as shown on the Plan of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019