NEW OWNER:

Building Company Number 7, Inc
615 Main Street, Ste 126
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0657 FR

Map 081 Group 02-0-T Parcel 002.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 31697 **DEEDWARR**
11/30/2017 10:48:55 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20171130-0122181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($299,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **C&W URBAN DEVELOPMENT LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **BUILDING COMPANY NUMBER 7, INC, a Tennessee Corporation** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in the Davidson County, Tennessee, Being Unit No. 1730B on the plan of Homes at 1730 Pecan Street, and of record in Instrument No 20161004-0104817, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Duke & Duke, LLC, by Deed in Lieu of Foreclosure, from CLS Investment Properties, Inc., a Tennessee corporation, now known as CLS Rental Properties, LLC, dated October 27, 2011, and of record in Instrument No. 20111031-0084534, Register's Office For Davidson County, Tennessee.

BEING a portion of the same property conveyed to BC Properties, a Tennessee General Partnership, by Warranty Deed, from Duke & Duke, LLC, a Tennessee Limited Liability Company, dated April 4, 2016, and of record in Instrument No. 20160407-0033567, Register's Office For Davidson County, Tennessee.

BEING a portion of the same property conveyed to Integrity First Realty, LLC, by Warranty Deed, from BC Properties, a Tennessee general partnership, dated April 4, 2016, and of record in Instrument No. 20160407-0033568, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to CCI, LLC, a Tennessee Limited Liability Company, by Warranty Deed, from Integrity First Realty, LLC, a Tennessee Limited Liability Company, dated April 4, 2016, and of record in Instrument No. 20160407-0033569, Register's Office For Davidson County, Tennessee.

BEING a portion of the same property conveyed to C&W Urban Development, LLC, by Warranty Deed from CCI, LLC, dated July 22, 2016, and of record Instrument No. 20160727-0077433 and re-recorded in Instrument No 20160908-0094775, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1730B Pecan Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **November, 2017**.

C&W URBAN DEVELOPMENT, by RYAN CHURCH, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RYAN CHURCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is Managing Member of C&W Urban Development LLC, the within-named bargainor, and as such authorized officer, being given the authority to do so, executed the within instrument on behalf of the corporation for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **November, 2017**.

NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY A. NOVITSKY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **299,900.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of **November, 2017**.

NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY VOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY