THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171113985**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $559,900.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2017. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 39911 DEEDWARR
12/20/2017 12:13:06 PM 2 pgs
Fees: $13.00 Taxes: $2,071.63
20171220-0129615

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nashville Design Build, Inc. 1913 Kingsbury Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 158-03-0-053.00

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, **Elizabeth Richardson Trescott and Vernon J. Trescott, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nashville design build, Inc., a Tennessee Corporation** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 478, as shown on the map entitled Plan of Hillsboro Park, Section VI, of record in Plat Book 2663, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ELIZABETH RICHARDSON TRESCOTT and husband, VERNON J. TRESCOTT, by deed from MARK S. RICHARDSON, JR. and wife, ERMA R. RICHARDSON, of record in Instrument No. 20110808-0061013, dated August 5, 2011, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 158-03-0-053.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2663, page 95, said Register's Office.

This is improved property located at 1913 Kingsbury Drive Nashville TN 37215

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 15th day of December, 2017.

Elizabeth Richardson Trescott

Vernon J. Trescott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Richardson Trescott and Vernon J. Trescott, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2017.

Notary Public

My Commission Expires: 01/17/21

