BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 48312 **DEEDWARR**
01/17/2018 12:11:22 PM 3 pgs
Fees: $18.00 Taxes: $814.00

20180117-0004765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF January, 20 18.

Notary Public

MY COMMISSION EXPIRES: November 5, 2019

(AFFIX SEAL)

KEVIN D MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Building Group, LLC	New Owner	
(NAME)	(NAME)	
614 Regent Park Dr.		072-10-270.00
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLAUDE F. MIZE JR. AND STEVEN R. MIZE, DBA CFR PARTNERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 27 on the plan of Montgomery Heights of record in Book 332, Page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 27 fronts 50 feet on the Northerly side of Monetta Avenue, formerly Highland Avenue, and extends back between parallel lines 220 feet to an alley in the rear.

Being the same property conveyed by Warranty Deed from Gerald T. Fisher and wife, Nancy W. Fisher to Minerva L. House, maiden name, divorced, as recorded on the 14th day of January, 1976 in Deed Book 4988, Page 546, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quit Claim Deed from Minerva House Crawford and husband, Walter E. Crawford to Gerald T. Fisher, as recorded on the 19th day of April, 1984 in Deed Book 6274, Page 403, said Register's Office.

Being the same property conveyed by Warranty Deed from Gerald T. Fisher to Claude F. Mize Jr. and Steven R. Mize, d/b/a CFR Partners, as recorded on the 14th day of March, 2016 in Instrument No. 20160314-0023857, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 1407 Monetta Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 12th day of January, 2018

CLAUDE F. MIZE JR.

Stephen R Mize by Claude F. Mize Jr. Attorney in fact

STEVEN R. MIZE, BY: CLAUDE F. MIZE JR., ATTORNEY IN FACT

CLAUDE F. MIZE, JR. AND STEVEN R. MIZE DBA CFR PARTNERS

BY:

CLAUDE F. MIZE JR.

BY Stephen R Mize by Claude F. Mize Jr. Attorney in fact

STEVEN R. MIZE, BY: CLAUDE F. MIZE JR., ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude F. Mize Jr., and Claude F. Mize, Jr. dba CFR Partners, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of January, 2018.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires November 5, 2019

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of January, 2018, before me personally appeared Claude F. Mize, Jr. to me known to be the person who executed the foregoing instrument on behalf of Steven R. Mize and Steven R. Mize dba CFR Partners and acknowledged that he executed the same as the free act and deed of Steven R. Mize and Steven R. Mize dba CFR Partners.

Witness my hand and official seal at Nashville, Tennessee this 12th day of January, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
DAVIDSON COUNTY, TENN.
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires November 5, 2019