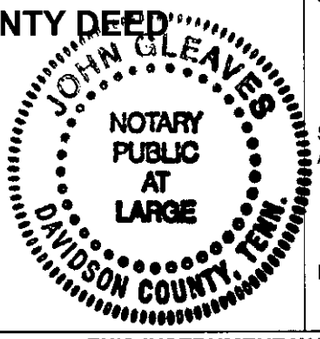
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22 (AFFIX SE

J-HFP-18-4341-H

Bill Garrett Davidson County
Batch# 86705 **DEEDWARR**
05/01/2018 09:04:43 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20180501-0040821

THIS INSTRUMENT WAS PREPARED BY & RETURN TO

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Homes, LLC	**New Owner**	
(NAME)	(NAME)	**147-07-0-151**
1113 Arrowhead Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HERSCHEL BRUCE MAXWELL AND WIFE, EVON B. MAXWELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described real estate located in Davidson County, Tennessee:

Parcel One: 147-07-0-151 (4337 Goins Street)

Property lying in formerly the 5th Civil District, bounded on the north by Goins Road, on the east by property belonging to Annie Brown of record in Will Book 135, page 214, on the south by parcel 166 on tax map 147-7, on the west by property belonging to Paul Rose and Randy Hammond of record in Deed Book 10209, page 391, and also by property belonging to Spencer Glenn of record in Deed Book 1157, page 505 and more specifically described as follows:

Beginning on an iron pin on the south margin of Goins Road, and being approximately 712.50 feet east of the margin of Nolensville Road, and being the northwest corner of the herein described tract and the northeast corner of Glenn; thence with the margin of said road, S 86 degrees 16' 07" E, 83.18 feet to an iron pin in the northeast corner of this tract and the northwest corner of Brown; thence leaving said road with Brown's west line s 5 degrees 30' 00" E, 196.50 feet to a railroad spike found in an unnamed 20' (formerly 25') street, the southeast corner of this tract thence N 85 degrees 13' 29" W, 92.87 feet to an iron pin. The southwest corner of this tract and the southeast corner of Rose and Hammond; thence N 2 degrees 45' 00" W, 193.50 feet to an iron pin, the point of beginning and containing 0.39 acres, 16,974.64 sq. ft., more or less, according to a survey by Galyon W. Northcutt, TN RLS 1529, dated March 27, 1997.

Included in the above described real property is a mobile home located on said land. Serial No. TNFLV26A90213HL12, manufacture by Fleetwood Homes; the same being permanently affixed to the realty and intended to constitute an improvement to the real property.

Being the same property conveyed to Anita Lester, Trustee and then to Herschel Bruce Maxwell and wife, Evon B. Maxwell, by Trustee's Quitclaim Deed, from Bruce Maxwell, married and then from Anita Lester, Trustee, of record in Instrument No. 20130829-0091205, in the Register's Office of Davidson County, Tennessee, dated August 28th, 2013 and recorded on August 29, 2013.

Being the same property conveyed to Bruce Maxwell, a married person, by Warranty Deed, from Melvin D. Patton and John Andrew Pratt, of record in Instrument No. 20080130-0009534, in the Register's Office of Davidson County, Tennessee, dated January 22, 2008 and recorded on January 30, 2008.

Parcel 2: 147-07-0-150 (4341 Goins Street)

Beginning at a set stone the northwest corner of the Henrietta Warren tract and purchased by her from L. I. Harris by Deed Registered in RODC Tennessee in Book 101 Page 368 and Book 115 Page 440 to which Reference is here made for a more particular description:

Running thence south 87 1/2 degrees east 51.6 feet to a point thence south 10 degrees 55' east 213 feet to a point in the south line of said Warren tract thence north 85 degrees 58' west 51.6 feet to the southwest corner south 87 1.2 degrees east 51.6 feet to a stake in the northeast corner of the tract herein described; thence south 10 degrees 55' east 213 feet to a stake in the south line of said Warren tract; thence north 85 degrees 58' west 51.6 feet to a point in the south line of said Warren tract; thence north 10 degrees 55' west 209 feet to the point of the beginning and containing one fourth of one acre more or less and being the eastern half of a certain lot or parcel of land conveyed to the aforesaid Mose Goens and wife Maggie Goens by deed dated November 18, 1915 and registered in Book 475 Page 691 RODC Tennessee. But it is definitely understood and agreed that a strip of land 10 feet wide along the entire southern line of said above described property shall be left open for a right of way to the property of Henrietta Warren.

Being the same property conveyed to H. Bruce Maxwell, by Quitclaim Deed, from Brenda Walton, of record in Instrument No. 20141216-0115031, in the Register's Office of Davidson County, Tennessee, dated December 16, 2014 and recorded on December 16, 2014.

**H. Bruce Maxwell and Herschel Bruce Maxwell are one in the same person.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Easement for access right-of-way, recorded in Instrument No. 20141216-0115031.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4341 & 4337 Goins St., Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF APRIL, 2018.

Herschel Bruce Maxwell

Evon B. Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERSCHEL BRUCE MAXWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVON B. MAXWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY