Karen Y Johnson Davidson County
Batch# 159460 DEEDWARR
11/14/2018 02:00:13 PM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20181114-0112290

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Focus Builders, LLC 2002 Richard Jones Road Suite C-304 Nashville, TN 37215	Focus Builders, LLC 2002 Richard Jones Road Suite C-304 Nashville, TN 37215	Parcel No. 132-13-0-015.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **NASHVILLE DESIGN BUILD, INC.**, a Tennessee corporation (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **FOCUS BUILDERS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of November, 2018.

GRANTOR:

NASHVILLE DESIGN BUILD, INC.,
a Tennessee corporation

By: _____
Name: Fred Leonard
Title: President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Fred Leonard, the President of Nashville Design Build, Inc., a Tennessee corporation, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein expressed and contained, by signing his/her name, as the President of Nashville Design Build, Inc., a Tennessee corporation.

Witness my hand and official seal this 13th day of November, 2018.

My Commission Expires:

5-25-20

_____
Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $530,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me,
this 13th day of November, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 5-25-20

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Oakhill Subdivision No. 1, as of record in Plat Book 547, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nashville Design Build, Inc., a Tennessee corporation, by Lisa C. Arnold, an unmarried woman, pursuant to Warranty Deed dated December 4, 2017, recorded as Instrument No. 20171204-0123632, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2019, a lien not yet due or payable.

2. Matters shown on the Plan of recording Book 547, page 49, Register's Office for Davidson County, Tennessee.

3. Easement Agreement of record in Book 6411, Page 315, said Register's Office.