THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

NEW OWNER:
Ashlee Jene' Davis
308 Duke Street
Nashville, TN 37207

SEND TAX BILLS TO:

Cardinal Financial Company, LP
DBA Peoples Home Equity
3701 Arco Corporate Drive, Ste. 200
Charlotte, NC 28273

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn before me, this the 19th day of November, 2018.

Notary Public

My Commission Expires: 9/7/2020

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020

MAP & PARCEL
071-08-0-051

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 162771 **DEEDWARR**
11/20/2018 03:41:49 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20181120-0114376

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS ($330,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BUILDING COMPANY NUMBER 7, INC., A TENNESSEE CORPORATION** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **ASHLEE JENE' DAVIS, A SINGLE PERSON** ("Grantees"), their 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 Davidson County, Tennessee, being the Easterly one-half of Lot No. 66 and the Northerly part of the Easterly one-half of Lot No. 49 on the Plan ofJ. B. Haynies Oriental Subdivision of record in Plat Book 161, Page(s) 26 and 27, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots front approximately 50 feet on the Southerly side of Duke Street and run back between parallel lines approximately 110 feet to a line in the rear on which it measures approximately 50 feet.

Being the same property conveyed to Building Company Number 7, Inc. by Warranty deed from Quiet Capital, LLC of record in Instrument No. 20170428-0042105, Register's Office for Davidson County, Tennessee, dated April 26, 2017 and recorded on April 28, 2017.

Being also known as 308 Duke St, Nashville, Tennessee 37207

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 19th day of **November, 2018**.

BUILDING COMPANY NUMBER 7, INC.

BY: TODD ALLEN TRESSLER, II, AUTHORIZED MEMBER
Its: AUTHORIZED MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **TODD ALLEN TRESSLER, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **HE** is **AUTHORIZED MEMBER** of **BUILDING COMPANY NUMBER 7, INC.** , the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 19th day of **November,2018**.

NOTARY PUBLIC

My commission expires: 10·6·21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY