Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AGL-19-NEWMAN 4621

This instrument prepared by and after recording return to:

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

Karen Johnson Davidson County
Batch# 221750 DEEDWARRSP
04/24/2019 02:54:30 PM 6 pgs
Fees: $33.00 Taxes: $2,771.30
20190424-0037833

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
830 B Clayton Avenue Nashville, TN 37204	830 B Clayton Avenue Nashville, TN 37204	Portion of Parcel No. 13213009400 Parcel No. 13213001500

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, **FOCUS BUILDERS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **WILLIAM NEWMAN** and wife, **CATHARINE NEWMAN** (hereinafter collectively 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, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of April, 2019.

GRANTOR:

FOCUS BUILDERS, LLC,
a Tennessee limited liability company,

By: _____
Name: Seth M. Argo
Its: President

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Seth Argo, the President of Focus Builders, LLC, a Tennessee limited liability company, 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 or she as President executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Seth Argo, as such President.

Witness my hand and official seal this 19th day of April, 2019.

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 $749,000.00, 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 19 day of April, 2019.

NOTARY PUBLIC

My Commission Expires: Nov. 8, 2021

DARLA HYSMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot 10B on the Final Plat Revision of Lot 10 and Lot A Plan of Oak Hill Subdivision No. 1, of record as Instrument No. 20190416-0034715, Register's Office for Davidson County, Tennessee, as re-recorded at Instrument No. 20190423-0037282, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Focus Builders, LLC, by Nashville Design Build, Inc., pursuant to General Warranty Deed dated November 13, 2018, recorded as Instrument No. 20181114-0112290, and to Focus Builders, LLC, by Kenneth H. P'Pool, Trustee of the P'Pool Living Trust dated August 13, 2018, pursuant to Warranty Deed dated April 8, 2019, recorded as Instrument No. 201904160034714, aforesaid records.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. All matters that would be shown by an accurate and complete survey of the land.

3. Matters shown on the Plat of record in Book 547, Page 49, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 4470, Page 54 and Book 547, Page 49, said Register's Office.

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

6. Easement Agreements of record in Book 6303, Page 508 and Book 6498, Page 740, said Register's Office.

7. Declaration of Covenants and Restrictions dated April 15, 2019, of record at Instrument 20190416-0034716, said Register's Office.

8. Matters shown on the Plan of record at Instrument No. 20190416-0034715, said Register's Office.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

