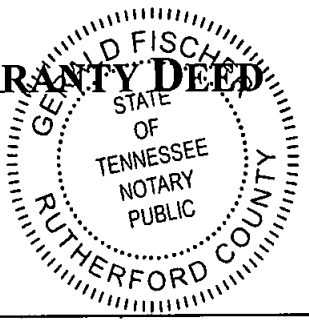
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,795,704.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2019.

(Affix Seal) Notary Public

My Commission Expires: 7.6.2020

2019-570-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TENNESSEE 37064

Karen Johnson Davidson County
Batch# 234870 DEEDWARRSP
05/28/2019 08:28:59 AM 2 pgs
Fees: $13.00 Taxes: $10,344.10

20190528-0049729

Address of New Owners:	Send Tax Bills To:	Tax ID#
Demarco Murray 2232 Chickering Lane Forest Hills, TN 37215	NEW OWNER	Map/Parcel 144 10 0 027.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Encore Construction LLC, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto Demarco Murray, a married man, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Lane in Davidson County, Tennessee, being Lot No. 29 on the Plan of Chickering Valley, of record in Plat Book 2331, page 122 in the Register's Office for Davidson County, Tennesse, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Encore Construction LLC, a Tennessee limited liability company by Warranty Deed from Equity Trust Company Custodian FBO Brandon Jenkins IRA 100% undivided interest, dated November 17, 2017, of record in Instrument No. 20171121-0119380, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes, a lien, not yet due and payable, applicable zoning regulations, building codes, restrictive covenants, easements, all maters shown on the recorded plat, and all matters of record.

This is IMPROVED property known as 2232 Chickering Lane, Forest Hills, TN 37215.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

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 17th day of May, 2019:

Encore Construction LLC, a Tennessee Limited Liability Company

By: _____
Justin Crockett Franks, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the state and county mentioned, personally appeared Justin Crockett Franks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Encore Construction LLC, the within named bargainor, a Limited Liability Company, and that such Justin Crockett Franks as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Franklin, Tennessee, this 17th day of May, 2019.

_____
Notary Signature

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY