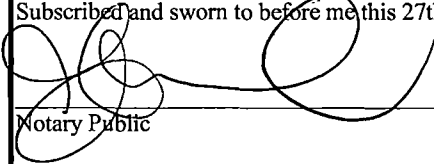


**CORPORATE FORM
WARRANTY DEED**

Property address: 255 Highland Park Cove Oakland, TN 38060 Owner's name and address: Daniel William Gaynor 255 Highland Park Cove Oakland, TN 38060 Mail tax bills to: PNC Bank, N.A. 3232 Newmark Drive Miamisburg, OH 45342	I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$439,900.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.  _____ Affiant Subscribed and sworn to before me this 27th day of February, 2023.  _____ Notary Public My Commission Expires:
This instrument prepared by and return to: Southern Trust Title Company 7500 Capital Drive Germantown, TN 38138 File No.: 6330973	

THIS INDENTURE, made and entered into this 27th day of February, 2023, by and between

Bluff City Builders LLC, a Tennessee Limited Liability Company, party of the first part and

Daniel William Gaynor, an unmarried man, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Oakland, County of Fayette, State of Tennessee.

Lot 21, Highland Park Subdivision, as shown on plat of record, in Plat Book 11, Page 215, in the Register's office of Fayette County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Bluff City Builders LLC, a Limited Liability Company, by Corporate form Warranty Deed from Valleybrook Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 22001123, in the Register's Office of Fayette County, Tennessee, dated February 07, 2022 and recorded on February 11, 2022. Also see Affidavit of Scrivener's Error of record in Instrument No. 22001524, Register's Office of Fayette County Tennessee.

Parcel Number: 080I-B-021.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is/are lawfully seized in fee of the aforescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

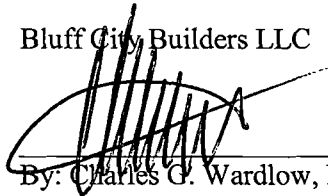
Subdivision and/or Condominium restrictions including but not limited to any declaration covenants conditions restrictions, master deed or recorded plat, building lines and easements of record as of the date of the purchase and sale agreement, zoning, and any subsequent years' taxes not yet due and payable,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written.

Bluff City Builders LLC

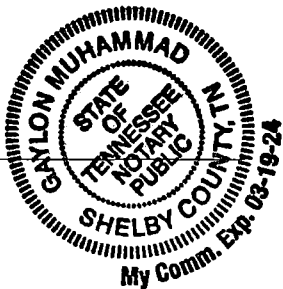

By: Charles G. Wardlow, II, Assistant Secretary

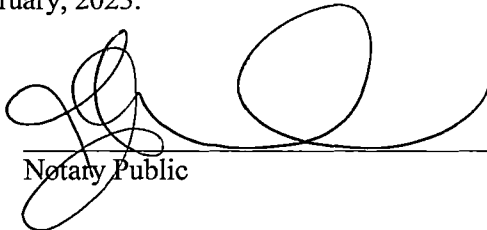
STATE OF TENNESSEE,
COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles G. Wardlow, II** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the **Assistant Secretary** (or other officer authorized to execute the instrument) of **Bluff City Builders LLC**, the within named bargainor, and that he/she as such **Assistant Secretary**, executed the foregoing instrument for the purposes therein contained by signing the name of **Bluff City Builders LLC** by himself/herself as **Assistant Secretary**.

WITNESS my hand and Notarial Seal this 27th day of February, 2023.

My commission expires: _____




Notary Public

This instrument prepared by:
Southern Trust Title Company
7500 Capital Drive
Germantown, TN 38138
File No.: 6330973

(FOR RECORDING DATA ONLY)

FAYETTE COUNTY
TRANSFER

FEB 28 2023

MARK WARD
ASSESSOR OF PROPERTY
BY 

23001192	
2 PGS:AL-WARRANTY DEED	
EDDIE BATCH: 127003	
02/28/2023 - 10:42 AM	
VALUE	439900.00
MORTGAGE TAX	0.00
TRANSFER TAX	1627.63
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1640.63
STATE OF TENNESSEE, FAYETTE COUNTY	
ED PATTAT	
REGISTER OF DEEDS	