STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

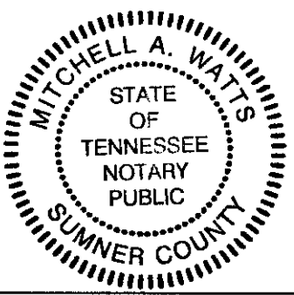
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Susan Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 11/13/06 14:16 2 pgs
Fees:13.00 Taxes:1169.20



20061113-0140540

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Jason T. Wiles	New Owner	091-15-0
4807 Nevada Avenue		GROUP
Nashville, Tennessee 37209		PARCEL 317.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* Three Hundred Sixteen Thousand Dollars and Zero Cents ($316,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Susan Henderson, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jason T. Wiles, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 708 of Block 32 on the Map of Charlotte Park Company's First Addition of record in Plat Book 57, page 103, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Susan Henderson, unmarried, and Four Green Houses, LLC, a Tennessee limited company, by deed dated April 13, 2006, from Roberta L. Candler, unmarried, of record as Instrument No. 20060419-0044735 in the Register's Office for Davidson County, Tennessee; the said Four Green Houses, LLC, having since conveyed its interest in subject property to Susan Henderson, unmarried, of record as Instrument No. 20061113-0140539.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 4807 Nevada Avenue, Nashville, Tennessee 37209

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/her heirs and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

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 our hands this 7th day of November 2006.

Susan Henderson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Susan Henderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of November 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

