NEW OWNER:

Nest Remodel, LLC
9525 Inavale Ln
Brentwood, Tennessee 37027

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0016

Map 071 Group 12-0 Parcel 182.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140010376 DEEDWARR
Recvd: 02/13/14 08:45 2 pgs
Fees:13.00 Taxes:222.00
20140213-0012665

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty Thousand and 00/100 Dollars ($60,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JANIE L. CARRINGTON, unmarried,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **NEST REMODEL, LLC, a Tennessee Limited Liability Company** ("Grantee"), its 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 81 and all of Lot No. 82, on the Plan of Victory Heights Subdivision, of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 81 and all of Lot No. 82, front 60.1 feet on the northerly margin of Oneida Avenue and extends back 171.8 feet more or less on the easterly line and 161.0 feet more or less on the westerly line to a dead line in the rear, measuring 46.6 feet more or less thereon.

Being the same property conveyed to Janie L. Carrington, unmarried, by Warranty Deed from David J. Christian and wife, Linda N. Christian, dated May 27, 1988, and of record in Book 7558, Page 255, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 715 Oneida Avenue, Nashville, Tennessee 37207.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor 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, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7 day of **February, 2014**.

JANIE L. CARRINGTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JANIE L. CARRINGTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 7 day of **February, 2014**.

NOTARY PUBLIC

My commission expires: 3/28/2016

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **60,000.00** .

AFFIANT

Sworn to and subscribed to before me 7 day of **February, 2014**.

NOTARY PUBLIC

My commission expires: 3/28/2016

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY