THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102201** BILL GARRETT, Davidson County Trans:T20140083991 DEEDWARR Recvd: 11/06/14 13:32 2 pgs Fees:13.00 Taxes:777.00 20141106-0102669	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: NEST Remodel, LLC 9525 Inavale Lane Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-10-103.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Allen as Executor of the Estate of Katherine Clare Allen** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NEST Remodel, LLC, a Tennessee Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, Part of Lot 1, HUDGINS MANOR SUBDIVISION, as shown on plat of record in Plat Book 3106, Page 31, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clare Allen (unmarried) by Warranty Deed from J. M. Hudgins and wife, Beulah M. Hudgins, recorded on the 24th day of August, 1961 in Deed Book 3277, Page 584, in the Register's Office of Davidson County, Tennessee. Clare Allen and Katherine Clare Allen being one and the same. Katherine Clare Allen having since died on August 4, 2013. Last Will and Testament of Katherine Clare Allen filed in the Seventh Circuit Court of Davidson County, Tennessee in Probate No. 13P-1578. Said Will and Testament having named William Allen as Executor of the Estate of Katherine Clare Allen. Said Will and Testament further specifically authorizes Executor to convey real estate.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HUDGINS MANOR SUBDIVISION, as recorded in Plat Book 3106, Page(s) 31.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Conveyance to State of Tennessee recorded in Book 5969, Page 458.

This is improved property located at 408 Lancaster Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of November, 2014.

W M Call, Executor
William Allen, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Allen with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of The Estate of Katherine Clare Allen the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of November, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018