WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150009547 DEEDWARR
Recvd: 02/06/15 12:08 2 pgs
Fees:13.00 Taxes:2053.50
20150206-0011335

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Dwight P Wiles, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF February, 2015.

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dwight P. Wiles, Trustee	New Owner	168-00-0 097.00
(NAME)	(NAME)	
900 Division St.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **WE, FLIPS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DWIGHT P WILES, AS TRUSTEE OF 8837 HIGHWAY LAND TRUST, UNDER REVOCABLE TRUST AGREEMENT DATED 1/31/2015,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the 9th Civil District of Davidson County, Tennessee, and being a tract of land as described in Deed Book 9147, Page 656, (Tax Map No. 168, Parcel 97) at the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set in the South margin of Highway No. 100 at the Northwest corner of Ursery; thence leaving Highway and on lines with Ursery the following calls: South 10 deg. 14 min. 13 sec. East 26.43 feet to an iron pin set; thence South 20 deg. 10 min. 21 sec. West 661.83 feet to an iron pin found at the Southwest corner of Ursery and in a North line of Johnston; thence on lines with Johnston the following calls: South 71 deg. 43 min. 02 sec. West 197.90 feet to an iron pin found; thence North 37 deg. 11 min. 9 sec. West 241.87 feet to an iron pipe found at the Southwest corner of Ferguson; thence on lines with Ferguson the following calls: North 59 deg. 18 min. 56 sec. East 329.20 feet to aniron pipe found; thence North 9 deg. 01 min. 04 sec. East 247.56 feet to an iron pin found at the Southwest corner of the Methodist church; thence on lines with the Methodist church the following calls: North 66 deg. 13 Min. 48 sec. East 48.50 feet to an iron pin set; thence North 00 deg. 28 min. 30 sec. East 109.65 feet to an iron pin set in the South margin of Highway No. 100; thence with said margin North 67 degrees 49 min. 58 sec. East 87.65 feet to the point of beginning and containing 3.67 acres, pursuant to a survey by The Reasons Company, Tony M. Reasons, II, RLS#1665, P.O. Box 218019, Nashville, Tennessee 37221, dated June 16, 1994.

Being the same property conveyed to Hinton C. Jones, Jr., an unmarried person, by deed dated May 1, 1996, from Larry D. Craig and wife, Paula M. Craig, of record in Book 10039, Page 29, Register's Office for Davidson County, Tennessee. Hinton C. Jones, Jr. died on August 29, 2013. Under the terms of his will, of record in Docket No. 13P1577, Davidson County Probate Court Clerk's Office, subject property was devised to the testator's daughter, Michelle Lynn Jones. Michelle Lynn Jones, having married, is now known as Michelle Lynn Jones Williams.

Being the same property conveyed to FLIPS LLC, a Tennessee limited liability company by Warranty Deed from Michelle Lynn Jones, now Williams, devisee under the will of Hinton C. Jones, Jr. deceased, recorded on the 11th day of February, 2014 in Instrument No. 20140211-0011913, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) 2015 county property taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved	property, known as	8837 Highway 100	Nashville, TN 37221		
		(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 4 day of February, 2015.

FLIPS, LLC

By: _____

Renee Max, Director

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Sandmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Director, of FLIPS, LLC, the within named bargainor, and that he as such Director, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of FLIPS, LLC, by herself as Director.

Witness my hand and official seal at Nashville, Tennessee, this 4 day of February, 2015.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____ Notary Public

My Commission Expires NOV. 6, 2017

My Commission Expires: