RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015831 DEEDWARR
Recvd: 03/04/15 10:13 2 pgs
Fees:13.00 Taxes:342.25
20150304-0018796

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2015.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nest Remodel, LLC 9525 Inavale Ln. Brentwood, TN 37027-8215	Same address as new owner	071-15-0-463.00

FOR AND IN CONSIDERATION of the sum of Ninety Two Thousand Five Hundred and 00/100 Dollars ($92,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHESTER C. WHITAKER, TRUSTEE OF THE CHESTER C. WHITAKER LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CHESTER C. WHITAKER, DATED AUGUST 24, 2004**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NEST REMODEL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING the northerly 13 feet of Lot No. 30 and the southerly 33 feet of Lot No. 31 in Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said northerly part of Lot No. 30 and the southerly part of Lot No. 31 front together 46 feet on the westerly side of Lischey Avenue of North 4th Street and back between parallel lines 160 feet, more or less, to an alley.

BEING A PART OF the same property conveyed to Chester C. Whitaker, Trustee of The Chester C. Whitaker Living Trust, established by the Revocable Trust Agreement of Chester C. Whitaker, dated August 24, 2004, by Deed dated April 9, 2005 and recorded April 29, 2005, of record in Instrument No. 20050429-0047886, in the Office aforesaid.

CCW

The address of the herein described property is believed to be 1208 Lischey Avenue, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of March, 2015.

THE CHESTER C. WHITAKER LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CHESTER C. WHITAKER, DATED AUGUST 24, 2004

CHESTER C. WHITAKER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 2nd day of March, 2015, before me, appeared Chester C. Whitaker, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Truste of The Chester C. Whitaker Living Trust, established by the Revocable Trust Agreement of Chester C. Whitaker, dated 8/24/2004, and that said instrument was signed in behalf of said Trust, and said officer acknowledged said instrument to be the free act of deed of said Trust.

WITNESS my hand and seal, this the 2nd day of March, 2015.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 7-24-2017