WARRANTY DEED

File #15536

BILL GARRETT, Davidson County
Trans:T20150048125 DEEDWARR
Recvd: 06/17/15 10:03 2 pgs
Fees:13.00 Taxes:925.00
20150617-0057609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: March 23, 2019

(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nikkin Construction, LLC	Same	-11813007900
(NAME)	(NAME)	
P O Box 12332		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Darrell McEachron, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nikkin Construction, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Yearwood Subdivision, Part of Noel's Estate of record in Plat Book 1424, Page 48, 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 Linda L. Henderson, Mary Kay Henderson Harden and Marcia Lynn Henderson Baker, Co-Trustee's of The Albert H. Lynn Residuary Trust by deed from Linda L. Henderson, Executrix of the Estate of Albert H. Lynn of record in Instrument No. 20110913-0071132, Register's Office for Davidson County, Tennessee, dated September 1, 2011 and recorded on September 13, 2011. (Value of consideration shown in aforementioned deed $0.00).

Being the same property conveyed to Darrell Mceachron by Warranty deed from Linda L. Henderson and Mary Kay Henderson Harden, Co- Trustees of The Albert H. Lynn Residuary Trust pursuant to the Last Will and Testament of Albert H. Lynn, of record in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Docket No. 09P-524, of record in Instrument No. 20150309-0020096 Register's Office for Davidson County, Tennessee, dated February 24, 2014 and recorded on March 09, 2015. Subject property was never the principal residence of the Grantor herein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 966 Graybar, Nashville, TN 37204

(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 my hand this 1st day of June, 2015.

Darrell McEachron

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Darrell McEachron, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2015.

My commission expires: 9.5.2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027