WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $208,000.00.

Affiant

Subscribed and sworn to me on June 30, 2015.

NOTARY PUBLIC

My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No.: 15-0156

THIS INSTRUMENT WAS PREPARED BY:
Ashworth Law Firm, PLLC
Robert C. Ashworth,
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Nest Remodel, LLC 9525 Inavale Lane, Brentwood, TN 37027	New Owner	173090A5600CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEREMY P. HAND AND WIFE MELISSA S. HAND FORMERLY MELISSA E. SHELTON**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **NEST REMODEL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 780, on the Plan of Lenox Village, Phase Five, Resubdivision of Lots 347 through 350, of record as Instrument No. 20060207-0015347 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JEREMY P. HAND, AN UNMARRIED MAN and MELISSA E. SHELTON, AN UNMARRIED WOMAN, by Warranty Deed from REGENT HOMES, LLC, a Tennessee limited liability company, dated October 27, 2006, of record as Instrument No. 20061031-0135216, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is improved property known as 1311 Concord Mill Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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.

BILL GARRETT, Davidson County
Trans:T20150053082 DEEDWARR
Recvd: 07/01/15 12:43 2 pgs
Fees:13.00 Taxes:769.60
20150701-0063706

WITNESS our hands on June 30, 2015.

Grantors:

Jeremy P. Hand

Melissa S. Hand

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JEREMY P. HAND**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2015.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MELISSA S. HAND FORMERLY MELISSA E. SHELTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2015.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY