WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053672 DEEDWARR
Recvd: 07/02/15 14:17 2 pgs
Fees:13.00 Taxes:1443.00
20150702-0064421

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Kara Sandberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: Nov 6 2017

(AFFIX SEAL)

MARY P. NEWBERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
4308 Dale, LLC a Tennessee Limited Liability Company	New Owner	13205007000
5016 Centennial Blvd (NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas H. Nankervis and Carla C. Nankervis Trustees in a Revocable Living Trust for the benefit of Thomas H. Nankervis and Carla C. Nankervis, under the terms of The Thomas and Carla Nankervis Trust dated** 12/20/2010, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **4308 Dale, LLC a Tennessee Limited Liability Company**, hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 28 on the Map of Glendale Park Section 1, as of record in Book 1130, Page 45, Register's Office for Davidson County, Tennessee. Said Lot No. 28 fronts 113 feet on the easterly side of Dale Avenue, and runs back between lines, 176.5 feet on the north line and 180.7 feet on the south line, to a dead line in the rear on which it measures 1.3 feet.

Being the same property conveyed to Thomas H. Nankervis and wife, Carla Nankervis by Transfer dated 01/15/1962 from Thomas C. Seckman and wife, Mary E. P. Seckman of record in Book 3338, Page 381, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas H. Nankervis and Carla C. Nankervis, Trustees in a Revocable Living Trust for the benefit of Thomas H. Nankervis and Carla C. Nankervis, under the terms of The Thomas and Carla Nankervis Trust dated 12/20/2010 by Quit Claim Deed dated 12/20/2010 from Thomas H. Nankervis and wife, Carla Nankervis of record in Instrument 20110208-0010913, Register's Office for Davidson County, Tennessee.

This conveyance is subject to All matters as set forth on the plat of record in Plat Book 1130, Page 45, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4308 Dale Avenue, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 30th day of June, 2015.

Thomas H. Nankervis, Trustee

Carla C. Nankervis, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas H. Nankervis and Carla C. Nankervis with whom I am personally acquainted and who proved themselves to be the Trustees of The Thomas and Carla Nankervis Trust dated 12/20/2010 , the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.
Witness my hand and Official seal this 30th day of June, 2015.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/10/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129