BILL GARRETT, Davidson County
Trans: T20160020863 DEEDWARR
Recvd: 03/14/16 15:17 2 pgs
Fees: 13.00 Taxes: 1665.00
20160314-0024202

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450000.00. Affiant Subscribed and sworn to before me, this the 9th day of March, 2016. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nikkin Construction, LLC	New Owner	
817 Shadowstone Place		105-01-0-546.00
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LIZBETH THOMAS, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), 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(S), HIS/HER/THEIR 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. 43 on the Plan of Section 1, Southside Park Estates of record in Plat Book 4460, Page 61, in 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 George Northern and wife, Thelma Northern by Warranty deed from Robert Allen Rice and Georgia Shannon and Clara R. Rice and Mildred Cantrell and Sammy Rice and Bud Rice and Louis Rice, Heirs at Law of Mary G. Rice of record in Instrument No. 20020211-0017821 Register's Office for Davidson County, Tennessee, dated February 07, 2002 and recorded on February 22, 2002.

Being the same property conveyed to Lizbeth Thomas, married by Warranty deed from George Northern and wife, Thelma Northern of record in Instrument No. 20151102-0111122 Register's Office for Davidson County, Tennessee, dated October 28, 2015 and recorded on November 02, 2015.

**Neither Grantor nor Grantor's spouse ever resided in the below described unimproved property.*

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.

This is unimproved property also known as 1009 12th Avenue South, Nashville, TN 37203-4707.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of March, 2016.

Lizbeth Thomas

STATE OF GA
COUNTY OF Whitfield

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lizbeth Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of March, 2016.

Notary Public

My Commission Expires: 10-11-2019