NEW OWNER:

Edwin Vickery
Elizabeth Vickery
4013 Vailwood Drive
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0088

Map 117 Group 13-0 Parcel 040.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160023297 DEEDWARR
Recvd: 03/22/16 12:58 2 pgs
Fees:13.00 Taxes:5550.00
20160322-0027106

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Five Hundred Thousand and 00/100 Dollars** ($1,500,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **1125 RIDGEVIEW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **EDWIN VICKERY AND ELIZABETH VICKERY, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Part Three, Wallace Subdivision, of record in Plat Book 1130, Page 82, 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 1125 Ridgeview LLC, a Tennessee Limited Liability Company, by Warranty Deed from Sara L. Figal and Gerald Figal, wife and husband, dated March 4, 2015, and of record by Instrument No. 20150311-0020927, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4013 Vailwood, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7th day of **March, 2016.**

1125 RIDGEVIEW, LLC

By: _____

Nathan Lyons, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Nathan Lyons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Chief Manager** of **1125 Ridgeview, LLC**, the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of **March, 2016.**

_____

NOTARY PUBLIC

My commission expires:

ERIKA PILAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

****

The actual consideration or value, whichever is greater, for this transfer is $ **1,500,000.00** .

_____

AFFIANT

Sworn to and subscribed to before me this 7th day of **March, 2016.**

_____

NOTARY PUBLIC

My commission expires:

ERIKA PILAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018