Warranty Deed

BILL GARRETT, Davidson County Trans:T20160025304 DEEDWARR Recvd: 03/29/16 14:20 2 pgs Fees:13.00 Taxes:1701.63 20160329-0029566	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $459,900.00. Affiant Subscribed and sworn to before me, this the 28th day of March, 2016. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Kaitlyn O. McCallum Annette D. Nelson	New Owner	
1106 Glenview Drive		094-05-0-012.00
Nashville, TN 37206		

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, **GILL DESIGN & CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAITLYN O. MCCALLUM AND ANNETTE D. NELSON**, 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 the easterly 40 feet of the northerly 150 feet of Lot No. 86 on the Plan of Haynie's Central Park Addition of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 86 fronts 40 feet on the southerly side of Glenview Drive, formerly Greenwood Street and runs back between parallel lines, parallel with and 160 feet east of the easterly margin of South 11th Street 150 feet to an alley.

Being the same property conveyed to Peter Anthony Reale, unmarried by deed from Harold E. West and wife, Mary Anna West of record in Instrument No. 20031112-0165551 Register's Office for Davidson County, Tennessee, dated November 7, 2003 and recorded on November 12, 2003. Peter Anthony Reale lost the property to The Metropolitan Government in tax sale 11-340-IV.

Being the same property conveyed to Gill Design & Construction, LLC by deed from The Metropolitan Government of Nashville and Davidson of record in Instrument No. 20140916-0084975 Register's Office for Davidson County, Tennessee, dated August 20, 2014 and recorded on September 16, 2014, and by Order of Default Judgment in the Chancery Court of Davidson County, Tennessee, of record in Instrument No. 20150513-0043792, Register's Office for Davidson County, Tennessee.

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 improved property known as 1106 Glenview Drive, Nashville, TN 37206.

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 28th day of March, 2016.

Gill Design & Construction, LLC, a Tennessee Limited Liability Company

Jeremy Gill, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeremy Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Gill Design & Construction, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of March, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018