WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160029385 DEEDWARR
Recvd: 04/11/16 15:33 2 pgs
Fees: 13.00 Taxes: 778.85

20160411-0034660

File No. 0001651

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-18-19
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan R Annett	LoanDepot.com	173090A56600CO
(NAME)	(NAME)	
1311 Concord Mill Lane	26642 Towne Centre Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211	Foothill Ranch, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nest Remodel, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Annett, a single man,** HEREINAFTER CALLED THE GRANTEE, 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. 780 on the Plan of Resubdivision of Lots 347 through 350, Phase Five, Lenox Village of record in Plat at Instrument No. 20060207-0015347, 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 Nest Remodel, LLC, a Tennessee Limited Liability Company by Warranty deed from Jeremy P. Hand and wife, Melissa S. Hand formerly Melissa E. Shelton of record in Instrument No. 20150701-0063706 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 01, 2015.

Being the same property also conveyed to Jeremy P. Hand, an unmarried man and Melissa E. Shelton, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20061031-0135216 Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on October 31, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for {{County}} County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1311 Concord Mill Lane, Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Witness my hand this 8th day of March, 2016.

Nest Remodel, LLC

Jason Kinkle, a single member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Nest Remodel, LLC, 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 a single member of Nest Remodel, LLC, a Tennessee Limited Liability Company, a Tennessee Limited Liability Company, the within named bargainor, and that he/she as such a single member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as a single member.

Witness my hand this 8th day of March, 2016.

Notary Public

My commission expires: 12-18-[illegible]

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206