Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160040818 DEEDWARR
Recvd: 05/16/16 14:31 2 pgs
Fees:13.00 Taxes:4809.63
20160516-0048725

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,299,900.00. Affiant Subscribed and sworn to before me, this the 11th day of May, 2016. Notary Public My commission expires:

LARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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:
Nickolas Don Wheeler	Provident Financial c/o Nickolas Wheeler	
207 La Vista Drive	2850 Ocean Park Blvd.	131-05-0H-001.00-CO
Nashville, TN 37215-3205	Santa Monica, CA 90405	

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, **LAVISTA I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICKOLAS DON WHEELER,** UNMARRIED, 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 situated in Davidson County, being Unit "A", as established in Declaration of Covenants, Conditions and Restrictions for Homes at 207 La Vista, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150112-0003236, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to Declaration of Covenants, Conditions and Restrictions for Homes at 207 La Vista, to which plan reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Joe Shane Ligon, unmarried by Warranty deed from Adele W.J. Westbrook, unmarried of record in Instrument No. 20050505-0050903 Register's Office for Davidson County, Tennessee, dated May 2, 2005 and recorded on May 5, 2005.

Being a portion of the same property conveyed to Gunner Inc. a Nevada Corporation by Warranty deed from Joe Shane Ligon, a single man of record in Instrument No. 20150106-0001435 Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on January 6, 2015.

Being the same property conveyed to LaVista I, LLC, a Tennessee Limited Liability Company by Warranty deed from Gunner, Inc., a Nevada corporation of record in Instrument No. 20150114-0004093 Register's Office for Davidson County, Tennessee, dated December 31, 2015 and recorded on January 14, 2015.

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.

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 11th day of May, 2016.

LaVista I, LLC

Gilbert D. Ezell, 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 Gilbert D. Ezell, 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 La Vista I, 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 11th day of May, 2016.

Notary Public

