BILL GARRETT, Davidson County
Trans:T20160040959 DEEDWARR
Recvd: 05/16/16 15:53 2 pgs
Fees:13.00 Taxes:1215.45
20160516-0048867

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1495

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tyler G. Nilson Amy M. Nilson 5954 Temple Road Nashville, TN 37221	New Owner	156-120.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $328,500.00

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

JAnderson
Affiant

Subscribed and sworn to before me, this the 12th day of May, 2016.

Janderson
Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Harnid Doust, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tyler G. Nilson and Amy M. Nilson, husband and wife,** hereinafter called the Grantees, 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. 1 on the plan of Trebing Subdivision, First Revision, of record in Plat Book 8250, page 919, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hamid Doust, unmarried by Warranty Deed from Pamela W. Squires Ezzell and husband, David B. Ezzell, dated April 30, 1998, recorded May 1, 1998, of record in Book 10911, page 141, legal description being corrected by Corrective Warranty Deed of record in Book 11375, page 58, Register's Office for Davidson County, Tennessee. (See also Book 11375, page 60, said Register's Office for further correction of legal description in Book 10911, page 141, said Register's Office)

This is improved property located at: **5954 Temple Road, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Granot paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters shown on the plan of Trebing Subdivision, First Revision, of record in Plat Book 8250, page 919, Register's Office for Davidson County, Tennessee. (4) Agreement for Dedication of Public Utilities Easement granted to Harpeth Valley Utilities District of record in Instrument No. 20050128-0010512, Register's Office for Davidson County, Tennessee. (5) Easement granted to Harpeth Valley Utilities District of record in Book 4760, page 854, Register's Office for Davidson County, Tennessee, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **12th** day of **May, 2016.**

GRANTOR(S)

Harnid Doust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Harnid Doust** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **12th** day of **May, 2016.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016