BOX 10-A

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **July 18, 2016.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160062253 DEEDWARR
Recvd: 07/20/16 08:59 2 pgs
Fees: 13.00 Taxes: 462.50
20160720-0074550

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0341

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	**MAP-PARCEL NUMBERS**
Dynamic Solutions Real Estate, LLC a Utah limited liability company	**Dynamic Solutions Real Estate, LLC a Utah limited liability company**	**133-6-196**
(NAME) **237 Wheeler Ave**	(NAME) **990 Hwy. 287 N**	
(ADDRESS) **Nashville,TN 37211**	(ADDRESS) Mansfield, TX 76063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Craig Wilkosz,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dynamic Solutions Real Estate, LLC, a Utah limited liability company,** 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:

Being Lots 33, 34, and 35 of the J.G. Grissim Wheeler Avenue Addition to Nashville, Tennessee, according to survey made by Blanchard & Parrish, Surveyors, April 1939(unrecorded) of the J.K. Newsom Farm in the 6th Civil District of Davidson County, Tennessee.

Said Lots front twenty five feet on the south side of Wheeler Avenue and run back between parallel lines 213.9 feet on the west side and 212.8 feet on the east side to a dead line in rear.

Being the same property conveyed to Craig Wilkosz, by Warranty Deed from James David Taylor and wife, Konnie Taylor, aka Konnie K. Taylor, dated 10/25/2006, filed of record in Instrument No. 20061102-0136317 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **237 Wheeler Ave, Nashville, TN 37211**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **July, 2016**.

Craig Wilkosz

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Craig Wilkosz**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **18th** day of **July, 2016**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY