Prepared by:
Record and Return to:
Chapman & Rosanthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160071124 DEEDWARR
Recvd: 08/16/16 13:06 2 pgs
Fees: 13.00 Taxes: 2478.63
20160816-0085401

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $669,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dwight P. Wiles, as Trustee of the 966 Graybar Lane Trust under Revocable Trust Agreement dated August 9th, 2016	Dwight P. Wiles, Trustee of the 966 Graybar Lane Trust	118-13-079.00
(NAME)	(NAME)	
966 Graybar Lane	900 Division Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nikkin Construction, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dwight P. Wiles, as Trustee of the 966 Graybar Lane Trust under Revocable Trust Agreement dated August 9th, 2016,** 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:

BEING Lot No. 25, Yearwood Subdivision, Part of Noel's Estate, as shown by plat of record in Plat Book 1424, Page 48, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nikkin Construction, LLC by deed from Darrell McEachron, a married man, dated 6-17-15 of record in Instrument #20150617-0057609, Register's Office for said County.

This is improved ☑ property, known as 966 Graybar Lane, Nashville, TN 37204
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 hands this 15th day of August, 2016.

NIKKIN CONSTRUCTION, LLC

Nicole Bird
Chief Manager

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of August, 2016, within my jurisdiction, the within named Nicole Bird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Chief Manager of Nikkin Construction, LLC, a Tennessee limited liability company, and that for and on behalf of the said Tennessee limited liability company, and as its free act and deed she executed the above and foregoing instrument, after first having been duly authorized by said Tennessee limited liability company so to do.

WITNESS my hand and seal this 15th day of August, 2016.

Notary Public Carla R. Dillard
My Commission Expires: 10-8-19

File No.: 0587

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE