RECORD & RETURN TO:

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160082378 DEEDWARR
Recvd: 09/20/16 11:21 2 pgs
Fees: 13.00 Taxes: 1674.25
20160920-0098824

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $452,500.00.

Affiant

Subscribed and sworn to me on September 17, 2016

NOTARY PUBLIC

My Commission Expires: 3/20/18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29825SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Timothy B. and Eileen E. Nichols, and Earnest Muller and Meredyth Muller 6529 Jocelyn Hollow Nashville TN 37205	New Owner " "	129-02-0-015.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mahan Investments, Inc., a Tennessee corporation, hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents does transfer and convey unto Timothy B. Nichols wife, Eileen E. Nicols, and Earnest Muller and Meredyth Muller, husband and wife, hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 784, as shown on the Final Plat of West Meade Farms, Inc., Section VIII, Phase , of record in Plat Book 2331, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Puneet Mahan, a married man, by Warranty Deed from Susan D. Hyde, unmarried, dated April 16, 2015 and recorded on April 21, 2016 in Instrument No. 20150421-0035356, Register's Office for Davidson County, Tennessee.

Also Being the same property conveyed to Mahan Investments, Inc., a Tennessee corporation by Quitclaim Deed from Puneet Mahan, a married man, dated March 16, 2016, and recorded on March 17, 2016 in Instrument No. 20160317-0025398, Register's Office for Davidson County, Tennessee.

Rec't Return

SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

4149

The conveyance of the above-described parcel of land is subject to the following:

1. 2016Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on Plan of record in Book 2331, pages 14 and 15, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6529 Jocelyn Hollow Road, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 17th day of September, 2016.

Mahan Investments, Inc., a Tennessee corporation

BY: _____, President

Puneet Mahan, President

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Puneet Mahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Mahan Investments, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as said authorized officer.

Witness my hand and official seal on September 17th, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY