BILL GARRETT, Davidson County
Trans:T20160094197 DEEDWARR
Recvd: 10/25/16 13:59 2 pgs
Fees:13.00 Taxes:1313.50
20161025-0112763

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of October, 2016, by and between Catherine F. Stallings, unmarried, party of the first part, and Nikkin Construction, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Woodmont Boulevard SEction of Marengo Park, of record in Book 1130, Page 2, Register's Office for said County.

SAID Lot No 7 fronts 75 feet on the southerly margin of Woodmont Boulevard and extends back 184.8 feet on the easterly line and 185.2 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

Being all or part of the same property conveyed to Catherine F. Stallings by virtue of that certain Warranty Deed dated June 9, 1986, and being of record at Book 6887, Page 477 in the Register's Office of Davidson County, Tennessee.

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), its heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), its heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Catherine F. Stallings

STATE OF FLORIDA
COUNTY OF SARASOTA

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Catherine F. Stallings, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal ~~at office~~ this 24th day of October, 2016.

Notary Public

My Commission Expires: April 7, 2018

DAVID BUCK
MY COMMISSION # FF 110635
EXPIRES: April 7, 2018

Property Owner & Address: Nikkin Construction, LLC

Tax Parcel No 11809019900

Property Address: 919 Woodmont Blvd
Nashville, TN 37204

MAIL TAX
BILLS TO: Nikkin Construction, LLC
817 Shadow Stone Pl
Nashville, TN 37220

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $355,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of October, 2016.

Notary Public

My Commission Expires:_____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018