BILL GARRETT, Davidson County
Trans:T20160112455 DEEDWARR
Recvd: 12/21/16 12:39 2 pgs
Fees:13.00 Taxes:851.00

20161221-0134151

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of December, 2016,

Notary Public

MY COMMISSION EXPIRES: 1/24/17

(AFFIX SEAL)

Returned TO
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NO(S).
Nir Homes, Inc.	Nir Homes, Inc.	165 00 0 028.00
(NAME)	(NAME)	
PO Box 177	PO Box 177	
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086	La Vergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Raymond Estes and wife, Dixie B. Estes**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nir Homes, Inc.**, 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:

TRACT ONE

Land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, description of which is provided by a survey conducted by Ray G. Cole, Registered Land Surveyor #924, dated July 31, 1991, being designated as Job #91-363 and described according to said survey as follows:

Beginning at an iron pin in the westerly margin of LaVergne Couchville Pike, said point being the northeast corner of the Walter Thomas Whitley property of record in Book 5917, page 139, Register's Office for Davidson County, Tennessee; thence, north 83° 20' 6" west 353.10 feet to an iron pin, said point being the northeast corner of the aforementioned Whitley property; thence, north 83° 20' 6" west 679.12 feet to an iron pin; thence, north 7° 16' 28" east 621.44 feet to an iron pin; thence, south 83° 25' 18" east 1003.80 feet to an iron pin in the westerly margin of the Donald R. Griffin property of record in Book 5683, page 292, Register's Office for Davidson County, Tennessee; thence, south, along Griffin's westerly border, south 2° 17' 37" west 579.10 feet to an iron pin in the westerly margin of LaVergne Couchville Pike; thence, south 32° 48' 26" west 50.68 feet to the point of beginning, said tract containing 14.71 acres.

Included in this description, but excluded for the purpose of this conveyance is the following described property conveyed to Donald R. Griffin from Raymond Estes by deed of record in Book 9509, page 99, Register's Office for Davidson County, Tennessee, being recorded contemporaneously herewith, to wit:

Land in Davidson County, Tennessee, according to a survey by Robert L. Spears, Registered Land Surveyor #126, dated October 4, 1994, and described according to said survey as follows:

Beginning at an iron rod on the westerly line of property of Donald R. Griffin, said point being the southeasterly corner of property of Allen Newcomb, said point also being the northerly corner of subject tract; thence, with Donald R. Griffin's westerly line, south 2° 17' 37" west, 341.91 feet to an iron rod; thence, leaving said line, north 49° 11' 31" west, 162.34 feet to an iron rod; thence, north 30° 06' 10" east, 272.27 feet to the point of beginning and containing 0.50 acre or 21.715 square feet.

TRACT TWO

Land in Davidson County, Tennessee, according to a survey by Robert L. Spears, Registered Land Surveyor #216, dated October 4, 1994, and described according to said survey as follows:

Beginning at an iron pipe on the northwesterly right-of-way of LaVergne/Couchville Road, said point being the southerly corner of property of Donald R. Griffin; thence, leaving said right-of-way and with Griffin's westerly line, north 2° 17' 37" east, 237.26 feet to an iron rod; thence, leaving said line, south 49° 11' 31" east, 137.85 feet to an iron rod on the northwesterly right-of-way of LaVergne/Couchville Road; thence, with said right-of-way, being a curve to the left and having a radius of 2,200.00 feet, and in a general southwesterly direction 185.96 feet to the point of the beginning and containing 0.29 acre or 12.552 square feet.

Being the same property conveyed to Raymond Estes and Donald Griffin, as Tenants in Common, each holding a 1/2 undivided interest by Warranty Deed from Fannie Lou Wheeler, a single person dated September 12, 1991 and recorded September 18, 1991 in Book 8445, Page 131, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raymond Estes by Quitclaim Deed from Donald Griffin dated October 31, 1994 and recorded November 02, 1994 in Book 9509, Page 97, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raymond Estes by Quitclaim Deed from Donald R. Griffin and wife, Donna Elaine Griffin dated October 31, 1994 and recorded November 02, 1994 in Book 9509, Page 101, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Raymond Estes and wife, Dixie B. Estes by Quitclaim of Deed from Michael Bennett, Trustee dated October 31, 1994 and recorded November 02, 1994 in Book 9509, Page 103, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4118 Lavergne Couchville Pike, Antioch, TN 37013

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, has 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. 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 our hands this 12th day of December, 2016

Raymond Estes
Raymond Estes

Dixie B. Estes
Dixie B. Estes

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **Raymond Estes and wife, Dixie B. Estes,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2016.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MFR-167131SSO