WARRANTY DEED

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

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: March 30, 2019

(AFFIX SEAL)

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
Nikkin Construction, LLC	First Community Bank of Tennessee	11809020000
(NAME)	(NAME)	
PO BOX 12332	207 Elm Street, P.O. Box 1027	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130	Shelbyville, TN 37162	
(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, **Mary Jean Carson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nikkin Construction, LLC,** 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:

BEING Lot No. 8 on the Plan of Woodmont Boulevard, Section of Marengo Park, as shown by plat of record in Plat Book 1130, Page 2, 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.

Beginning on the southerly margin of Woodmont Boulevard, at the corner of lots numbers 7 and 8; thence with said Boulevard, eastwardly 57.3 feet to the beginning of a curve; thence around said curve; southeasterly 31.4 feet to the westerly margin of Gen. W.B. Bates Drive; thence with said Drive, southwardly 182.5 feet to the beginning of the curve; thence around said curve, southwesterly 32 feet to the corner of lots numbers 8 and 9; thence with the line between said two lots, westwardly 70 feet to the corner of lots numbers 7 and 8; thence with the line between lots numbers 7 and 8, northwardly 184.8 feet to the beginning.

Being the same property conveyed to Mary Jean Carson by last will and testament from Alma Appleton Carson of record in Instrument #20040729-0090864, Register's Office for said County.

unimproved ☑

This is improved ☐ property, known as 917 Woodmont Blvd., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20170004851 DEEDWARR
Recvd: 01/18/17 13:11 2 pgs
Fees: 13.00 Taxes: 1480.00

20170118-0005458

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, 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 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 hands this 13th day of January, 2017.

Mary Jean Carson by Hyatt in fact Helen C. Costa

Mary Jean Carson by attorney in fact, Helen Carson Costa

State of Tennessee
County of Rutherford

On this 13th day of January 2017, before me personally appeared Helen Carson Costa, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Jean Carson, as her Attorney in Fact, under instrument bearing Book Volume V1077, Page 808, Register's Office, Dickson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Mary Jean Carson, under said Power of Attorney. Witness my hand and official seal.

WITNESS my hand and seal this 13th day of January, 2017.

Notary Public Carla R. Dillard
My Commission Expires: March 30, 2019

File No.: 0744

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