Warranty Deed

Bill Garrett Davidson County Batch# 7888 DEEDWARR 10/03/2017 03:10:30 PM 3 pgs Fees: $18.00 Taxes: $1,404.15 20171003-0101406	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $379,500.00. Affiant Subscribed and sworn to before me, this the ~~2nd~~ 3rd day of October, 2017. Notary Public My commission expires: 4/11/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires 04-11-2020

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Terri Warner	New Owner	
6269 Palomar Court		172-10-0B-048.00-CO
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM E. NILES, JR. AND KENNA P. NILES, TRUSTEES OF THE NILES REVOCABLE LIVING TRUST, DATED OCTOBER 29, 2015,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRI WARNER, SINGLE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 2, Revision 1 of record in Plat at Instrument No. 20010209-0012854, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William E. Niles, Jr. and Kenna P. Niles, husband and wife by Warranty deed from Dee Ann McClearen, an unmarried woman of record in Instrument No. 20130703-0068722 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on July 03, 2013.

Being the same property conveyed to William E. Niles, Jr. and Kenna P. Niles, Trustees of the Niles Revocable Living Trust, dated October 29, 2015, as tenants by the entireties by Warranty deed from William E. Niles, Jr. and Kenna P. Niles, husband and wife of record in Instrument No. 20151105-0112803 Register's Office for Davidson County, Tennessee, dated October 29, 2015 and recorded on November 05, 2015 and Scriveners Affidavit recorded on January 08, 2016, of record in Instrument No. 20160108-0001894.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 6269 Palomar Court, Nashville, TN 37211.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of October, 2017.

The Niles Revocable Living Trust, dated October 29, 2015

William E. Niles, Jr., Trustee

Kenna P. Niles, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William E. Niles, Jr. and Kenna P. Niles, Trustees of the Niles Revocable Living Trust, dated October 29, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of October, 2017.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020