30319-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 39098 DEEDWARR
12/19/2017 09:34:51 AM 2 pgs
Fees: $13.00 Taxes: $3,194.49

20171219-0129033

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$863,375.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 15th day of December, 2017.

Anna Agee
Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William L Nagle, Trustee Mary Nan Nagle, Trustee	**New Owner**	**Map 130-09-0 Parcel 101.00**
1115 Nichol Lane		
Nashville, Tennessee 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ann Wiley Tavakoli and David Warren Wiley, III, Trustees of the Ann Hendricks Wiley Revocable Trust UAD August 16, 1995

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William L. Nagle and Mary Nan Nagle, Trustees of The Nagle Family Trust UAD June 25, 1991

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:

Land in Davidson County, Tennessee, being Lot No. 21, Block 5, on the Plan of The Highlands of Belle Meade, as of record in Book 547, Page 180, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ann H. Wiley, by Deed dated July 24, 1990 from Daniel R. Hightower and wife, Terri W. Hightower, of record in Book 8159, Page 117, Register's Office for Davidson County, Tennessee. The said Ann H. Wiley, unmarried, having quitclaimed to Ann Hendricks Wiley, Trustee of the Ann Hendricks Revocable Trust dated August 16, 1995, and her successors in trust, with full power to sell, mortgage or encumber without the joinder of any beneficiary, by Quitclaim Deed dated August 21, 1995, of record in Book 9770, Page 29, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: 1) The Plan of record in Book 547, Page 180, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Sanitary Sewers Easement of record in Book 5787, Page 33, said Register's Office. 3) Subject to a one-foot wide easement along the southerly line of said lot. 4) Water Rights Agreement to The Nashville Suburban Utility District of record in Book 1850, Page 307, said Register's Office. 5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **1115 Nichol Lane, Nashville, Tennessee 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 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/our hand(s) this **15th** day of **December, 2017.**

Ann Wiley Tavakoli, Trustee of the Ann Hendricks Wiley Revocable Trust

David Warren Wiley, III, Trustee of the Ann Hendricks Wiley Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ann Wiley Tavakoli and David Warren Wiley, III, Trustees of the Ann Hendricks Wiley Revocable Trust,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **December, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21