WARRANTY DEED

Return To:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-5643

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7/15/02

Notary Public

MY COMMISSION EXPIRES: 1/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Garrett	SAME	150-05-266.00
(NAME)	(NAME)	
2924 Brantley Dr.	SAME	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gregory Scott Nicholson unmarried,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Garrett,** _____, 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. 261, on the Plan of Section 2, Cherry Hills, of record in Book 4660, page 49, said Register's Office, to which reference is hereby made for a more complete and accurate lrgal description.

Being the same property conveyed to Gregory Scott Nicholson, unmarried, by Deed from Perry W. Smith, Jr., and wife, Teresa A. Smith, dated 8/26/92, of record in Book 8713, page 622, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2924 Brantley Dr., Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our/my hands this 7/15/02.

Davidson County DEEDWARR
Recvd: 07/18/02 10:41 1pgs
Fees:13.00 Taxes:431.05
20020718-0086568

Gregory Scott Nicholson
Gregory Scott Nicholson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Gregory Scott Nicholson and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson Co., Tennessee this 7/15/02.

Commission expires: 1/28/06

Notary Public

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.