Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $72,500.00

Affiant

Subscribed and sworn to before me, this 17 day of September 2002.

Notary Public
My commission expires: 04/20/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark K. Nichols	Suntrust Bank	89/61.00
7452 River Road Pike , Lot 12	1945 The Exchange Suite 250	
Nashville TN 37209	Atlanta GA 30339	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Lisa Herrmann Carlson a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Mark K. Nichols and wife Cindy L. Nichols hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located on the westerly margin of River Road being Lot No. 12 on Map A of record in Book 11001 page 985 Register's Office for Davidson County, Tennessee being more particularly described as follows:

Beginning at an iron pin set in the WESTERLY MARGIN of River Road, said pin being northerly 342.92 feet along said margin from the northeast corner of John Heath, Jr. of record in Deed Book 1678 page 217 R.O.D.C.

Thence leaving River Road with Lot No. 11 N 81 deg. 48' 13" W 1042.22 feet to an iron pin set;
Thence, S 11 degrees 30' 00" W 149.82 feet to an iron pin set;
Thence, N 76 degrees 57' 54" W 26.36 feet to an iron pin set;
Thence, S 74 degrees 24' 13" W 300.77 feet to an iron pin set;
Thence, N 15 degrees 35' 47" W 416.85 feet to an iron pin set;
Thence with Lot 10 N 74 degrees 24' 13" E 416.00 feet to an iron pin set;
Thence with Lot No. 13 S 15 degrees 35' 47" E 251.98 feet to an iron pin set;
Thence with S 81 degrees 48' 13" E 1027.32 feet to an iron pin set in the westerly margin of River Road;
Thence with said margin and a curve concave to the west having a central angle of 04 degrees 14' 33" a radius of 691.20 feet and a chord of S04 degrees 04" 18" E 51.17 feet for an arc length of 51.18 feet to the point of beginning containing 218,216 square feet or 5.01 acres more or less.

According to a survey made June 1998 by Crawford Land Surveying of Nashville.

Being the same property conveyed to Lisa Marie Herrman (now known as Lisa Herrmann Carson) by deed from William E. Kantz of record in Book 11002 page 163 Register's Office for Davidson County, Tennessee

Davidson County DEEDWARR
Recvd: 09/20/02 08:42 3pgs
Fees:18.00 Taxes:268.25
20020920-0114613

This conveyance is made subject to the following: 1) 2002 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of River Road of record in Book 20010424-0040684, Register's Office for Davidson County, Tennessee

This property is improved property known as 7452 River Road Pike . Lot 12, Nashville, Tennessee 37209

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 13 day of September, 2002.

Lisa Herrmann Carlson

Lisa Herrmann Carlson

Kurt Carlson

Kurt Carlson, who joins in the execution of this Warranty Deed to convey any marital interest he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Herrmann Carlson and Kurt Carlson, the bargainor(s), 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 _____ _____, California, this _____ day of September, 2002.

_____
Notary Public

My Commission expires:

FILE NO: 03542

ALL-PURPOSE ACKNOWLEDGEMENT

State of California
County of El Dorado } SS.

On Sept 13, 2002 (DATE) before me, Kelly M Peterson (NOTARY),
personally appeared Lisa Hermann Carlson & Kurt Carlson (SIGNER(S))

☐ personally known to me - OR - ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SST1 Kelly M. Peterson Comm. # 1350106 NOTARY PUBLIC-CALIFORNIA EL DORADO COUNTY MY COMM. EXPIRES April 7, 2006 SST1

WITNESS my hand and official seal.

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☑ INDIVIDUAL
- ☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S)
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)
N/A

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

Sept 13, 2002
DATE OF DOCUMENT

OTHER

RIGHT THUMBPRINT OF SIGNER

Top of thumbprint here