FILE BOX 19B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~XXXXXXXXXXX~~ DAVIDSON

03-2-39-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE:

Notary Public

MY COMMISSION EXPIRES: 5/28/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/05/03 13:47 2pgs
Fees:13.00 Taxes:469.53
20030305-0029204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany L. Lineweaver	Freeman Webb Mortgage Corp.	128-11-0 012.00
(NAME) 544 Holt Valley Road	(NAME) 545 Mainstream Drive, Ste 101	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37228	
(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, **Thomas Lee Nichting, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tiffany Lineweaver and husband, Allen Watson and Robert V. Lineweaver, II, as joint tenants with rights of survivorship**, 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:

unmarried

Being Lot No. 29 on the Plan of Holt Meadows, as of record in Plat Book 4300, Page 174, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 29 fronts 70.00 feet on the northwesterly margin of Holt Valley Road and extends back 147.41 feet on the southwesterly line and 149.36 feet on the northeasterly line to a deed line in the rear measuring 70.02 feet thereon.

Being the same property conveyed to Thomas Lee Nichting by deed from Clay Boyd Corbitt and wife, Linda Ann Corbitt, of record in Book 9755, page 202, said Register's Office. The said Thomas L. Nichting is now married to Penny P. Nichting.

The spouse of Thomas L. Nichting joins in this coneyance for the sole purpose of conveying any and all marital interest she may have in subject propert.

unimproved ☐

This is improved ☒ property, known as 544 Holt Valley Rd., Nashville, TN 37221
(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 my/our hand(s) this.

Penny P. Nichting

Thomas Lee Nichting

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas Lee Nichting and wife, Penny P. Nichting, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of February, 2003.

My Commission Expire: 7-29-06

Notary Public



File Number: 12301176

RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027