Davidson County DEEDWARR
Recvd: 10/06/04 10:26 2 pgs
Fees:13.00 Taxes:20.35
20041006-0120353

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$5,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE OCTOBER 5, 2004.

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 3/11/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
North Lake Partners	OWNER	Map 96, Parcel's 59.00 & 60.00
907 Holly Tree Gap		
Brentwood, TN 37027		
(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, **RICHARD A. NELSON D/B/A MORNING STAR CONSTRUCTION, CO. AND RICHARD A. NELSON, INDIVIDUALLY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NORTH LAKE PARTNERS** , 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:

Being Lots 1 & 2 on the Resubdivision Plat of Lot 2 Revision Of Stewartwood, as of record in Instrument #20010411-0035775, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Richard A. Nelson d/b/a Morning Star Construction, Co. by deed from John A. Thweatt and David E. Rawlings of record in Instrument #200008290085270 and being the same property conveyed to Richard A. Nelson by deed from Kevin D. Blackwell of record in Instrument #20020820-0100588, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deeds of record.
This conveyance is subject to Easements of record in Book 1303, Page 30; Book 4772, Page 720 and Book 8290, Page 936, Register's Office, Davidson County, Tennessee.
This conveyance is subject to Storm Water Detention Agreement of record in Instrument #20010306-0021111, Register's Office, Davidson County, Tennessee.
This conveyance is subject to notes on the plat of record in Instrument #20010411-0035775, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☒

This is improved ☐ property, known as 541 & 551 Stewarts Ferry Pike, Nashville, TN 37214
(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 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 October 5, 2004.

Richard A. Nelson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Richard A. Nelson, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this October 5, 2004

Commission expires: 3/11/06

Notary Public

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE