Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Davidson County DEEDWARR
Recvd: 04/13/07 08:11 2 pgs
Fees:13.00 Taxes:877.27
20070413-0044350

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OFNEW OWNER:	SEND TAX BILLS TO:	MAP
Ann Elizabeth Nichols	ABN Amro Mortgage Group, Inc.	061-06-0
629 Maplewood Lane	2600 W. Big Beaver Rd.	GROUP
Nashville, Tennessee 37216	Troy, MI 48084	PARCEL 173.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Seven Thousand One Hundred Dollars and Zero Cents ($237,100.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Edwin King and wife, Jo Anne King, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ann Elizabeth Nichols, a single woman, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 1 on the Plan of Kelley Subdivision, Part of Lot 2 on the Map of William Bradford Land - Plat Book 547, page 91, of record as Instrument No. 20040913-0110152 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Edwin King and wife, Jo Anne King, by deed dated November 9, 2004, from Wanda William Kelley, Administratrix of the Estate of Ronnie Steven Kelley, of record as Instrument No. 20041111-0135990 in the Register's Office for Davidson County, Tennessee, and as corrected by Deed of Correction of record as Instrument No. 20050210-0015524 in said Register's Office, and as corrected by * as Instrument No. 20070328-0037250 in said Register's Office.

*Scrivener's Affidavit recorded

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 629 Maplewood Lane, Nashville, Tennessee 37216

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 hands this 30th day of March, 2007.

Edwin King

Jo Anne King

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Edwin King and Jo Anne King, the bargainors, 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 30th day of March, 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

