This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080110

Send Tax Bills To:

New Owner

Davidson County DEEDWARR
Recvd: 03/31/08 08:51 2 pg:
Fees:13.00 Taxes:1221.00
20080331-0031560

New Owner is:
Nathan Nicholson
1605 Villa Place
Nashville, TN 37212

MAP: 104-08-0
PARCEL: 372.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Richard L. Kendrick**, married, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nathan Nicholson**, unmarried hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 53 on O.B. Hayes' Plan of large lots, called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the westerly margin of Villa Place, formerly Villa Street, 55 feet southerly from the line between Lots Nos. 48 and 53; thence with the westerly margin of said Villa Place, southerly 55 feet; thence at right angles, westerly 150 feet, more or less, to the easterly margin of a proposed alley; thence with said proposed alley northerly 55 feet to a point 55 feet southerly from the line between said two lots; thence easterly 150 feet, more or less, to the beginning.

Being the same property conveyed to Richard L. Kendrick by Warranty Deed from Richard D. Rust and wife, Julie L. Rust, dated 4-15-02 and recorded 4-18-02 in Instrument No. 20020418-0048408, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **1605 Villa Place, Nashville, TN 37212**

Subject property was never used as the principal residence of the Grantor or his spouse.

RR
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant

and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 25th day of March, 2008.

GRANTOR(S):

RICHARD L. KENDRICK

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **RICHARD L. KENDRICK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 25th day of March, 2008.

NOTARY PUBLIC

My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$330,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 25 day of March, 2008.

NOTARY PUBLIC

My commission expires: 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212