WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,030.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2008. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
BOX 10-A RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Michael Nixon	SunTrust Mortgage, Inc.	Map 116-2
(NAME) 202 Wilsonia Avenue	(NAME) 401 Commerce Street	Parcel 4
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37219	
(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, **JOHN H. TRAMMELL AND WIFE, ALLISON B. TRAMMELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. MICHAEL NIXON, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being the easterly 66 feet of Lot No. 8 and the westerly 104.1 feet front and 114.5 feet rear of Lot No. 9, Block D on the Plan of Hillwood Estates of record in Book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 8 and 9 adjoin and front together 170.1 feet on the northeasterly margin of Wilsonia Avenue and extends back 212 feet on the southeasterly line and 200 feet on the northwesterly line to a broken line in the rear, measuring 170.4 feet thereon.

Being the same property conveyed to John H. Trammell and wife, Allison B. Trammell, by deed dated may 29, 2002 from Jeffrey Rymer, unmarried, of record in Instrument #20020604-0067401, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 1835, pages 59-60, said Register's Office; (c) easement of easement of record in Book 1854, page 159, said Register's Office; and (d) restrictive covenants of record in Book 1848, page 540, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/08/08 12:28 2 pgs
Fees:13.00 Taxes:2867.61
20080708-0070176

unimproved ☐

This is improved ☒ property, known as 202 Wilsonia Avenue, Nashville, Tennessee 37205
(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 our hands this 7th day of July, 2008.

John H. Trammell

Allison B. Trammell

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 John H. Trammell and Allison B. Trammell, the bargainor, 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 7th day of July, 2008.

Commission expires:

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010