WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

William Pugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd. Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Pugh	William Pugh	08111010000
(NAME)	(NAME)	
3737 Westport Dr.	3737 Westport Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, **ESTATE OF FREELAND NICHOLS AND THE HEIRS AT LAW OF OPHELIA NICHOLS BARNES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM PUGH AND SPOUSE ANNIE PUGH**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1730 21st Ave. N, Nashville, TN 37208

(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 hand this 5th day of September 2008.

Walbrey Whitelow
Walbrey Whitelow, Administrator

Davidson County DEEDWARR
Recvd: 10/15/08 14:55 4 pgs
Fees:23.00 Taxes:122.10
20081015-0103936

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of September 2008, before me, personally appeared Walbrey Whitelow as Administrator of the Estate of Freeland Nichols and The Heirs at Law of Ophelia Nichols Barnes, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 5th day of September 2008.

Commission expires:



Notary Public

File No.: 104785

EXHIBIT A

Land in Davidson County, Tennessee, being the northerly part of the westerly part of Lot No. 260 and the southerly part of the westerly part of Lot No. 261 on the map of the subdivision of Lot No. 5 of the Bosley Lands allotted to J. M, Harding, as of record in Book 38, page 431, Registers Office for said County, also being part of Lot No. 11 and all of Lot No. 12 on the Plat of Cato's Subdivision of part of Lot Nos. 260,261,262,263 and 264 in J.M. Harding's Addition, as of record in Book 547, page 17, Register's Office for said County, described as follows:

Beginning on the easterly margin of 21st Avenue North, at the southwest corner of the property conveyed to John T. Shivers and wife by deed form Millie Feigenbaum, et. al, of record in Book 1309, page 291, Register's Office; thence with said Avenue, southwardly 39.5 feet; thence eastwardly 115 feet, more or less, to the westerly margin of an alley; thence northwardly 40.7 feet to Shivers' southeast corner; thence with Shivers' southerly line, westwardly 115 feet, more or less, to the beginning.

Being the same property conveyed to Elizabeth Carter and Ophelia Nichols by deed from Paul R. Hatton and wife, Vera O. Hatton of record in Book 1677, page 574, dated December 23, 1948, said Register's Office, the said Elizabeth Carter having since died on or about July 25, 2005 and Ophelia Nichols Barnes having since died on or about January 29, 1994. The Last Will and Testament of Elizabeth Louise Nichols Carter filed with the Davidson County Probate Court Clerk's Office as Docket No. 05P-1866 devised the subject property to Freeland Nichols. The said Freeland Nichols having since died on or about November 28, 2006 leaving Rebecca N. Roberts and Berta Prigmore, as his heirs at law as evidenced by the Affidavit of Heirship of record as Instrument No. 20070803-0092871, dated July 18, 2007, said Register's Office. Also, being the same property described in the deed of record as Instrument No. 20070803-0092872, dated July 18, 2007, said Register's Office. Ophelia Nichols Barnes died intestate leaving Elizabeth Carter, Freeland Nichols, Rebecca N. Roberts, Berta Prigmore, Carlton Nichols, Jr., Melvin L. Campbell, Sr., Joseph W. Nichols, Maurice Nichols, Willie B. Nichols, George Nichols, Sam Nichols, and James Nichols, as her heirs at law as evidenced by the Affidavit of Heirship of record as Instrument No. 20070803-0092873, dated July 18, 2007, said Register's Office. The said Elizabeth Carter having since died on or about July 25, 2005 and the Last Will and Testament of Elizabeth Louise Nichols Carter filed with the Davidson County Probate Court Clerk's Office as Docket No. 05P-1866 devised the subject property to Freeland Nichols. The said Freeland Nichols having since died on or about November 28, 2006 leaving Rebecca N. Roberts and Berta Prigmore as his heirs at law as evidenced by the Affidavit of Heirship of record as Instrument No. 20070803-0092871, dated July 18, 2007, said Register's Office.

An order authorizing the personal representative to sell the property was entered in the Probate Court of Davidson County, Tennessee in Docket 08P-57, on August 29, 2008.

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____

