BILL GARRETT, Davidson County
Trans:T20090051435 DEEDWARR
Recvd: 07/30/09 10:32 2 pgs
Fees:13.00 Taxes:1141.45
20090730-0071306

THIS INSTRUMENT PREPARED BY: **MARCY ELIZABETH SHELTON** **GULLETT, SANFORD, ROBINSON &** **MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $308,500.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2009. Notary Public My Commission Expires: January 7, 2013

MARY S. BARCOMB NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows: Copeland Avenue, LLC 217 Page Road Nashville, TN 37205	Send Tax Bills To: Copeland Avenue, LLC 3825 Bedford Avenue, #102 Nashville, TN 37215	Map-Parcel Number 130 09 0 [illegible]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEXANDER MACDONALD NICHOLSON, JR.,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **COPELAND AVENUE, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot "A" of the subdivision of the southerly part of Lot No. 11 and all of Lots 12 and 13 of Block "K" on the Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 843, page 18, Register's Office for said County described according to a survey made by John M. Sullivan, County Surveyor, May 18, 1950, as follows:

Beginning on the westerly margin of Page road at the corner of Lots "A" and "B"; thence with the line between said two lots, north 77 degrees 16' west 202.5 feet to the easterly margin of Lot No. 2 in said subdivision; thence southwardly 108.3 feet; thence southeastwardly 205.75 feet to the westerly margin of Page Road; thence with the westerly margin of said Road, northwardly 119.87 feet to the beginning.

Being the same property conveyed to Alexander MacDonald Nicholson by deed from Jane Davis Nicholson Pour-Over Trust by deed of record as Instrument No. 10127, page 10, Register's Office for Davidson County, Tennessee. Alexander MacDonald Nicholson died testate on January 18, 2009, and the property passed to Alexander MacDonald Nicholson, Jr., the sole surviving heir at law of Alexander MacDonald Nicholson, Sr., pursuant to the Trust Agreement dated August 31, 1988, by and between Alexander MacDonald Nicholson, Sr., as Grantor and Alexander MacDonald Nicholson, Jr., as Trustee. The Trust Agreement was modified by Order of the 7th Circuit Court for Davidson County, Tennessee (Probate Division), Case No. 09P-160, entered June 2, 2009, of record as Instrument No. 20090730-0071305, Register's Office for Davidson County, Tennessee, and pursuant to the June 2, 2009 Order the property herein was distributed to Alexander MacDonald Nicholson, Jr.

This is not the principal place of residence of the Grantor nor the spouse of the Grantor.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 843, page 18, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants as set forth in instrument recorded in Book 806, pages 686, 687, and 688, Register's Office for Davidson County, Tennessee.

This is improved property known as: **217 Page Road, Nashville, TN 37205.**

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, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS, my hand this 29th day of July, 2009.

MARY S. BARCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Alexander MacDonald Nicholson, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDER MACDONALD NICHOLSON, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of July, 2009

Notary Public **My Commission Expires:**
My Commission Expires: **January 7, 2013**

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