(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WANDA F. NOKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucie Becus	Same as new owner	118-05-0-041
(NAME) 1007 Clayton Avenue	(NAME) SUNTRUST MORTGAGE INC. P. O. Box 79041	
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Baltimore, MD 21279-0041	
(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, Brian Nelson and Leslie Nelson, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lucie Becus, 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 westerly 40 feet of Lot No. 15 and the easterly 20 feet of Lot No. 16, as shown on the map entitled Subdivision of the South Part of Dr. L. G. Noel's Property, of record as Plat Book 547, page 105, Register's Office for Davidson County, Tennessee, ~~to which plan reference is hereby made for a more complete and accurate legal description.~~ Said parts of Lots Nos. 15 and 16 front together 60 feet on the southerly side of Clayton Avenue, and run back between parallel lines 140 feet to a dead line. Being the same property conveyed to BRIAN NELSON and LESLIE NELSON, husband and wife, by deed from JOHN FAIRHEAD, of record as Instrument No. 20080425-0042409, dated April 23, 2008, said Register's Office.

This conveyance is subject to: 2010 property taxes which are a lien, but not yet due and payable; all matters appearing on the map entitled Subdivision of the South Part of Dr. L. G. Noel's Property, of record as Plat Book 547, page 105, Register's Office for Davidson County, Tennessee; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1007 Clayton Avenue, Nashville, TN 37204

(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 24th day of March, 2010.

Brian Nelson
By: Paul F. Soper, attorney-in-fact

Leslie Nelson
By: Paul F. Soper, attorney-in-fact

BILL GARRETT, Davidson County
Trans: T20100019143 DEEDWARR
Recvd: 04/01/10 14:17 2 pgs
Fees: 13.00 Taxes: 1209.90

20100401-0024560

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Brian and Leslie Nelson, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Brian and Leslie Nelson.

Witness my hand and official seal at Office this 24th day of March, 2010.

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.