Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

After Recording Return to:
Keystone Title Inc.
9005 Overlook Blvd
Brentwood TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2010.

Notary Public
My commission expires: 3-7-11

TISHA C. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

06-1003-73842

Address of New Owner:	Send Tax Bills to:	Tax Information
Patricia Nikulich 2619 Lakeland Drive Nashville TN 37214	New owner	095-12-0-141.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald Tomlinson, Jr., an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Patricia Nikulich, an unmarried person**, hereinafter called the Grantees, their successors 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 Lot No. 8, on the Plan of Martinwood Heights, of record in Book 2133, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jane G. Waddey, Trustee, or her Successors in Trust, under the Wife's Separate Property Trust established in The Gary W. Waddey and Jane G. Waddey Revocable Living Trust by Quitclaim Deed from Gary W. Waddey and wife, Jane G. Waddey, dated May 1, 1998, recorded May 4, 1998, of record in Book 10914, Page 26, Register's Office for Davidson County, Tennessee. The said Jane G. Waddey having since died.

Further being the same property conveyed to Sharon Tomlinson by Quitclaim Deed from Sharon Tomlinson, Trustee of The Wife's Separate Property Trust established in The Gary W. Waddey and Jane G. Waddey Revocable Living Trust, dated February 7, 2005, recorded February 16, 2005, of record in Instrument No. 20050216-0017341, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ronald Tomlinson, Jr. by Quitclaim Deed from Sharon Tomlinson, dated February 23, 2005, recorded February 25, 2005, of record in Instrument No. 20050225-0020968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2619 Lakeland Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20100023267 DEEDWARR
Recvd: 04/20/10 09:37 2 pgs
Fees:13.00 Taxes:555.00
20100420-0029621

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 12th day of April, 2010.

Ronald Tomlinson, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald Tomlinson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 12th day of April, 2010.

* Notary Public
~~Davidson~~ Wilson

My Commission expires: 1-17-12

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 17, 2012

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 17, 2012

* Notary is Not Related to Grantor.