(1)

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00 Affiant Subscribed and sworn to before me, this 29th DAY OF April, 2010. Notary Public
CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2012	
R-VRES-10-1704	MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC 2012 21st Avenue South Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Cory Nichols	New Owner	
1704 Northview Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		07210035500
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT D. TAKAC AND WIFE, MARSHA M. TAKAC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD CORY NICHOLS AND WIFE, AYNE W. NICHOLS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, FINAL PLAT, NORTHVIEW SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060829-0106427, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT D. TAKAC AND WIFE, MARSHA M. TAKAC BY WARRANTY DEED FROM ERIC J. LESUEUR AND WIFE, JERRI DAWN LESUEUR, RECORDED ON THE 22ND DAY OF MAY, 2007 IN INSTRUMENT NO. 20070522-0060989, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN INSTRUMENT NO. 20060829-0106427; EASEMENTS FOR RIGHTS OF L&N RAILROAD AND RIGHT OF WAY FOR NORTHVIEW COVE AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1704 Northview Avenue, Nashville, Tennessee 37216

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100027735 DEEDWARR
Recvd: 05/10/10 09:14 2 pgs
Fees:13.00 Taxes:469.90

20100510-0035387

day of April 2010

Robert D. Takac

Marsha M. Takac

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert D. Takac and Marsha M. Takac, the within named 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, this the 28th day of April, 2010.

Notary Public

My Commission Expires: 5-23-2010

(SEAL)

KIM A. MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

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