WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2010.

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin R. Nicholson	Wells Fargo Bank	085-11-93
(NAME)	(NAME)	
3061 Jenry Drive	P.O. Box 11701	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Newark, NJ 07101	
(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, I, William Wayne Middleton, Successor Trustee U/A/D Aug 11 1999 of the Middleton Revocable Living Trust Agreement, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin R. Nicholson a single person,, 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 Lot NO. 71 on the Plan of Stanford County Club Estates, Section III, as of record in Book 2900, Page 67, Register's Office for said County, described as follows:

Said Lot No. 71 fronts 90 feet on the easterly side of Jenry Drive, and runs back 297.23 feet on the northerly line and 141.80 feet on the southerly line, to a dead line in the rear, which is a broker line, on which it measures 185.19 feet thereon.

Being the same property conveyed to Anna M. Middleton, Trustee U/A/D Aug 11 1999 of the Middleton Revocable Living Trust Agreement, by deed of record in Book 11632, Page 715, Register's Office for Davidson County, Tennessee. Anna M. Middleton unwilling to serve as Trustee and leaving William Wayne Middleton as Successor Trustee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3061 Jenry Drive, Nashville, TN 37214

(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.

BILL GARRETT, Davidson County
Trans:T20100060023 DEEDWARR
Recvd: 09/23/10 13:44 2 pgs
Fees:13.00 Taxes:469.53
20100923-0075809

Witness our hands this 17th day of September, 2010.

Successor Trustee, U/A/D Aug 11 1999 of the
Middleton Revocable Living Trust Agreement

By: William Wayne Middleton Successor Trustee
William Wayne Middleton, Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of September, 2010, before me personally appeared William Wayne Middleton as Successor Trustee of U/A/D Aug 11 1999 of the Middleton Revocable Living Trust Agreement , 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 17th day of September, 2010.

Commission expires:

Notary Public

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/2014 Davidson County