BILL GARRETT, Davidson County
Trans: T20100068375 DEEDWARR
Recvd: 10/28/10 11:37 2 pgs
Fees: 13.00 Taxes: 739.63
20101028-0086290

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-10-2318

THIS INSTRUMENT WAS PREPARED BY
Ruby Tuesday Escrow, LLC
2121 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole S. Nielsen	Fifth Third Mortgage	
2318 Riverside Drive (ADDRESS)	5001 Kingsley Dr MD-1MOB2S (NAME)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (ADDRESS) (CITY) (STATE) (ZIP)	72-7-123.00

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 LISA SMITH AND DEBRA GRAHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICOLE S. NIELSEN, UNMARRIED, 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:

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 EASTERLY PART OF LOT NO. 11 OF BLOCK "B" ON THE MAP OF R. M. DUDLEY'S SUBDIVISION OF BLOCKS "A" AND "B" IN THE SUBDIVISION OF THE 30-ACRE TRACT ON WILLIAMS FERRY ROAD, OF RECORD IN BOOK 974, PAGE 8, OF THE REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOT NO. 11 FRONTS 50 FEET ON THE WESTERLY SIDE OF RIVERSIDE BOULEVARD AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO THE EASTERLY MARGIN OF A 15-FOOT STRIP DEDICATED FOR AN ALLEY. LESS AND EXCEPT CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS, TO-WIT: BEGINNING AT A PIN IN THE LINE OF THE PAUL F. HALL PROPERTY, OF RECORD IN BOOK 7639, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND AT THE BASE OF A LARGE HACKBERRY TREE; THENCE WITH A NEW LINE AND THE FENCE SEVERING THE HAGEWOOD PROPERTY OF WHICH THIS TRACT IS A PART SOUTH APPROXIMATELY 55 FEETTO A PIN AND A POINT IN THE SOUTHERLY MARGIN OF THE HAGEWOOD LINE AT A LARGE HACKBERRY TREE; THENCE, ALONG SAID SOUTHERLY LINE WEST TO A CORNER IN THE EASTERLY MARGIN OF A PROPOSED ALLEY; THENCE NORTH ALONG THE SAID EASTERLY MARGIN OF THE PROPOSED ALLEY APPROXIMATELY 55 FEET TO A CORNER IN THE LINE OF THE HALL PROPERTY; THENCE WITH HALL LINE EAST TO THE POINT OF BEGINNING, SAID TRACT BEING INTENDED TO CONTAIN ALL OF THE HAGEWOOD PROPERTY WEST OF THE AFORESAID FENCE LINE.

BEING THE SAME PROPERTY CONVEYED TO LISA SMITH AND DEBRA GRAHAM, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM ANNIE A. HAGEWOOD, RECORDED ON THE 31ST DAY OF MARCH, 2010 IN INSTRUMENT NO. 20100331-0024005, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING A PROTION OF THE SAME PROPERTY CONVEYED TO W.P. HAGEWOOD AND WIFE ANNIE AUBREY HAGEWOOD BY DEED FROM R.D. STANFORD AND WIFE, EULA MYRTLE STANFORD, RECORDED ON THE 23RD DAY OF SEPTEMBER, 1940 IN BOOK 1148,PAGE 384, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 974, PAGE 8 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2318 Riverside Drive, 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.

Witness my/our hand(s) this 25th day of October, 2010.

Lisa Smith

Debra Graham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Smith and Debra Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of October, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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