File No. 210100516

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 4/23/14
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100074589 DEEDWARR
Recvd: 11/24/10 11:42 2 pgs
Fees:13.00 Taxes:721.50
20101124-0094204

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie L. Brensike	PrimeLending, A Plainscapital Co	08304024900
(NAME)	(NAME)	
319 McKennell Drive	18111 Preston Rd, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dallas, TX	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Paul Nicholson and Christy Nicholson, Husband and Wife, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Carrie L. Brensike, an unmarried woman, hereinafter called the grantee(s), HER 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. 10 and the lot marked "reserved" on the plan of Delaney Subdivision, Section 1, a Resubdivision of a Part of Lot 113 Brownsville Subdivision as of record in Plat Book 3500, Page 129, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paul Nicholson and Christy Nicholson by Deed dated December 13, 2004 from Ray Allen and wife, Judy T. Allen of record in Instrument No. 200501110004102, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 3500, Page 129, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 319 McKennell Drive, Nashville, TN 37206
(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), HER 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), HER 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 hands this 18th day of November, 2010.

Paul Nicholson

Christy Nicholson by Paul Nicholson Attorney in fact
Christy Nicholson

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Paul Nicholson and Christy Nicholson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of November, 2010.

Commission expires: **June 5, 2012**

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Kimie Perry Notary Public

File Number: 210100516

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

State of TN
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and Stare, the within named Paul Nicholson, 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 Christy Nicholson as her Attorney in Fact, under Power of Attorney bearing Instrument No. 20101124-0094203, Register's Office, for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Christy nicholson, under said Power of Attorney.

Witness my hand and official seal this 18th day of November, 2010.

My Commission Expires: June 5, 2012

Kimie Perry Notary Public

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON