This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010461

BILL GARRETT, Davidson County
Trans:T20110010656 DEEDWARR
Recvd: 02/22/11 11:03 2 pgs
Fees:13.00 Taxes:188.70
20110222-0014408

Send Tax Bills To: Donald T. Nichols
1608 Benjamin Circle NW
Cleveland, TN 37312-2870

New Owner is:
Donald T. Nichols
1608 Benjamin Circle NW
Cleveland, TN 37312-2870

MAP: 060-01-0

PARCEL: 156.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Edwin Brint Hollis** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donald T. Nichols, a married man, as sole and separate owner**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3184 Ewingdale Drive, Nashville, TN 37207**

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING on the southerly margin of Ewingwood Drive at the corner of Lots Nos. 120 and 121; thence with the line between said two lots southerly 79.5 feet to the corner of Lots Nos. 119 and 120; thence with the line between said two lots easterly 81.97 feet to the westerly margin of Ewingdale Drive; thence with the same northerly 73 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northwesterly 39.27 feet to the southerly margin of Ewingwood Drive; thence with the same westerly 63 feet to the beginning.

Being the same property conveyed to Edwin Brint Hollis by Warranty Deed from Foy J. Whitfield, unmarried, dated 3/6/06 and recorded 3/8/06 in Instrument Number 20060308-0027236, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on plat of record in Plat Book 4175, page 142, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of February, 2011.

GRANTOR(S):

EDWIN BRINT HOLLIS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Edwin Brint Hollis** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of February, 2011.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$51,000.00**.

AFFIANT

SWORN TO and subscribed before me this 14th day of February, 2011.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My commission expires: 7-29-13