Warranty Deed

BILL GARRETT, Davidson County Trans:T20110051342 DEEDWARR Recvd: 08/19/11 15:09 2 pgs Fees:13.00 Taxes:536.50 20110819-0064486	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $145,000.00. Affiant Subscribed and sworn to before me, this the 15th day of August, 2011. NOTARY PUBLIC AT Notary Public My commission expires: 5/18/2012

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Candace M. Lee	Candace Lee	Map: 082-13
911 Locklayer St.	911 Locklayer St	Parcel: 78.00
Nashville, TN 37208	Nashville, TN 37208	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SETH WILLIAM NUTTER, AND WIFE REBECCA BROWN NUTTER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CANDACE M. LEE, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 55 and the westerly ten feet of Lot No 56 in Block "C" in the Bransford Realty Company's Subdivision of the South part of the North Hill Tract, as of record in Book 421, page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot and part of said Lot adjoin and front together 45 feet on the south side of Locklayer Street and extend back southerly between parallel lines 100 feet, more or less, to an alley.

Being the same property conveyed to Seth William Nutter and wife Rebecca Brown Nutter by deed from George H. Nolan, Executor of the Estate of John W. Nolan, III of record in Instrument 201101110002893, Register's Office for Davidson County, Tennessee. And being the same property conveyed to John W. Nolan, III by deed from MBHD, LLC of record in Instrument 200103080022057, Register's Office for Davidson County, Tennessee, dated March 7, 2001. The said John W. Nolan, III having since died.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 911 Locklayer St., Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2011.

Seth William Nutter by Linda Nutter, his attorney in fact his attorney in fact

Rebecca Brown Nutter by Linda Nutter, her attorney in fact her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Nutter, as attorney in fact for Seth William Nutter and Rebecca Brown Nutter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2011.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013