Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110051361 DEEDWARR
Recvd: 08/19/11 15:27 2 pgs
Fees:13.00 Taxes:90.65
20110819-0064507

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $24,500.00

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2011.

NOTARY PUBLIC AT LARGE

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: 82-13
909 Locklayer St.	911 Locklayer St.	Parcel: 79
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 the westerly ten feet of Lot No. 57 and the easterly twenty-five feet of Lot No. 56, Block "C", as shown on the Plan entitled Bransford Realty Company's Subdivision Of The South Part Of The North Hill Tract, of record in Plat Book 421, page 76, Register's Office for Davidson County, Tennessee.

Said parts of said lot front together thirty-five feet on the south side of Locklayer Street and extends back southerly between parallel lines 100 feet, more or less to an alley.

Being the same property conveyed to John W. Nolan, III by deed from Metropolitan Development and Housing Agency, of record in Instrument Number 20010308-0022051, Register's Office for Davidson County, Tennessee. The said John W. Nolan, III died testate on February 9, 2010, and by his Last Will and Testament of record in Will Book Y, page 45, Probate Court for Dickson County, Tennessee, appointed George Howard Nolan as Executor of his estate. By order of the Probate Court for Dickson County, Tennessee, entered on December 29, 2010, a contract for the sale of the subject property was approved, whereby the said George Howard Nolan, Executor of the Estate of John W. Nolan, III conveyed the subject property to Seth William Nutter and wife, Rebecca Brown Nutter by Executor's Deed dated January 6, 2011, of record in Instrument Number 20110111-0002891, Register's Office for Davidson County, Tennessee.

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 909 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
Seth William Nutter by Linda Nutter,
his attorney in fact his attorney in fact

Rebecca Brown Nutter by Linda Nutter
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