WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110053769 DEEDWARR
Recvd: 08/31/11 10:16 2 pgs
Fees: 13.00 Taxes: 606.80

20110831-0067431

File No.: AV-11-830

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kemith V. Nichols	Renasant Bank	082-07-0-009.00
(NAME)	(NAME)	
2913 McGavock Pike	4422 Lebanon Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Hermitage, TN 37076	
(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, I/WE, **JEFFERY L. WILSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **KEMITH V. NICHOLS**, 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:

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 133, on the Plan of Dr. V. S. Lindsley's Addition to Edgefield, as shown on plat of record in Plat Book 57, page 25, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 133 fronts 50 feet on the west side of Meridian Street and runs back between parallel lines 174-1/4 feet to an alley.

TRACT II:

LAND in Davidson County, Tennessee, being Lot No. 132, on the Plan of Dr. V. S. Lindsley's Addition to Edgefield, as shown on plat of record in Plat Book 57, page 25, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 132 fronts 50 feet on the westerly side of Meridian Street and runs back between parallel lines 166 feet, more or less, to an alley.

Being the same property conveyed to Jeffery L. Wilson, a married person, by Warranty Deed from Professional Lawn Care and Landscaping, LLC, a Tennessee limited liability company, dated March 2, 2006, of record in Instrument Number 20060303-0024960, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 830 Meridian St., Nashville, TN 37207

(House Number) (Street) (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 GRANTEES, 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 30th day of August, 2011.

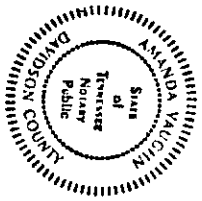
Jeffery L. Wilson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffery L. Wilson, 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 30th day of August, 2011.

Notary Public
My Commission Expires:
01/07/2013



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171