WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

x Michael B. Nicholson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2012.

DEANIE L. GREGORY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Deanie L. Gregory
Notary Public
MY COMMISSION EXPIRES: March 03, 2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20120005495 DEEDWARR
Recvd: 01/24/12 10:05 2 pgs
Fees:13.00 Taxes:358.90
20120124-0006512

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael B. Nicholson	Regions Bank d/b/a Regions Mortgage	03409001000
(NAME)	(NAME)	
305 W. Monticello Ave.	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN TN 37072	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Jerry N. Smith, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL B. NICHOLSON, an unmarried person, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being part of the southeast portion of Lot No. 27 on the Map of Bransford Realty Co.'s Alta Loma Subdivision, of record in Book 421, Page 44, Register's Office for said County, described according to a survey made by Norris Hickerson, Engineer, August 24, 1954, as follows:

Beginning at an iron pin 50 feet east of the westerly line of the property conveyed to Mallernee Realty Company, Inc., by deed from Ralph R. Braswell and wife, of record in Book 2295, Page 49, said Register's Office, said iron pin being also 20 feet from the dividing line between Lots Nos. 25 and 27 on said plan; thence north 20 degrees 45 minutes east 289 feet to an iron pin; thence south 86 degrees, 41 minutes east 50 feet to an iron pin, thence South 2 degrees 45 minutes West 288.2 feet to an iron pin which is also 20 feet north from the dividing line between lots Nos. 25 and 27 on said plan; thence north 87 degrees 22 minutes west 50 feet to the point of beginning.

Being the same property conveyed on September 21, 1976 by Installment deed to Jerry N. Smith from George L. Hire and wife, Opal R. Hire, of record in Book 5101, Page 779, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE MAP OF BRANSFORD REALTY CO.'S ALTA LOMA SUBDIVISION OF RECORD IN BOOK 421, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE PROPERTY IS THE NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ☐

This is improved ☑ property, known as 305 West Monticello Ave., Goodlettsville, TN 37072
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his

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 hand this 20th day of January, 2012.

Jerry N. Smith

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20th day of January, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry N. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115