03

Realty Title

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51161
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nathan Kivett Katherine Kivett 3924 Bridgeview Lane Nashville, Tennessee 37221	**PINNACLE NATIONAL BANK** **150 3RD AVE. SOUTH, #900** **NASHVILLE, TN 37201**

TAX MAP-PARCEL NUMBERS: 141060C06100CO

BILL GARRETT, Davidson County
Trans:T20120008179 DEEDWARR
Recvd: 02/02/12 13:46 2 pgs
Fees:13.00 Taxes:647.50
20120202-0009626

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew P. Nicholson and spouse, Brooke Baltz Nicholson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nathan Kivett and spouse, Katherine Kivett** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Riverbridge Community, Phase I B of record in Doc. No. 20030709-0094605, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew P. Nicholson, an unmarried man and Brooke Baltz an unmarried woman, by warranty deed from Michael Hubbard and wife, Angela Hubbard, dated January 6, 2006 and recorded on January 24, 2006 of record in Doc. No. 20060124-0009149, Register's Office for Davidson County, Tennessee. The said Brooke Baltz is now known as Brooke Baltz Nicholson..

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20030709-0094605 said Register's Office, which Plan shows a foot minimum building setback and easement to which Plane reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20030205-0016044, amended in Doc. No. 20030806-0111893, Doc. No. 20030303-0027396, By Laws Doc. No. 20030218-0020999, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3924 Bridgeview Lane, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of January, 2012.

Matthew P. Nicholson

Brooke Baltz Nicholson

State of TENNESSEE
County of DAVIDSON

On this 27th day of January, 2012 , before me the undersigned authority, personally appeared Matthew P. Nicholson and Brooke Baltz Nicholson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Sworn and subscribed before me this the 27th day of January, 2012

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

Notary Public