BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120030279 DEEDWARR
Recvd: 04/25/12 13:19 2 pgs
Fees:13.00 Taxes:2664.00
20120425-0035446

State of Tennessee
County of Davidson

G#23837-8

The actual consideration or value, whichever is greater, for this transfer is $720,000.00.

James T. Nichols
Affiant

Subscribed and sworn to before me, this the 18th day of April, 2012.

Notary Public

My commission expires: 2/24/13

JOHN COOK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James T Nichols **Stacie Standifer**	**Regions Bank d/b/a Regions Mortgage**	**Map103-12-0 Parcel 220.00**
112 Lauderdale Rd	**2050 Parkway Office Circle**	
Nashville, TN 37205	**Birmingham, AL 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Julie M Boos, Trustee of the Lauderdale Land Trust U/A/D January 18, 2010

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James T Nichols and Stacie Standifer, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, 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. 16 of Block "B" on the Plan of Cherokee Park, Second Section, of record in Plat Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Julie M. Boos, Trustee of the Lauderdale Land Trust, by Deed dated February 22, 2010 from David G. Steeno and wife, Susan L. Steeno, of record in Instrument No. 20100224-0014178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **112 Lauderdale Rd, Nashville, TN 37205**

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 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 GRANTEES, 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 **18th** day of **April, 2012.**

Julie M Boos Trustee

Julie M Boos, Trustee of the Lauderdale Land Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Julie M Boos, Trustee of the Lauderdale Land Trust U/A/D January 18, 2010,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **April, 2012.**

Notary Public

My Commission Expires: 2/24/13

