THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8631
File No. 12-1294

BILL GARRETT, Davidson County
Trans:T20120034832 DEEDWARR
Recvd: 05/11/12 08:58 2 pgs
Fees:13.00 Taxes:640.10
20120511-0040858

Property Address:
135 Morton Mill Circle, Nashville, TN 37221
141-12-D-135CO

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Robert L. Nemcik and Dorothy Ann Nemcik Trust U/A/D 5/13/1987**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Everett E. Niewoehner, Unmarried**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 135 (and driveway serving said lot) on the Plan of Second Revision of Morton Mill Estates, a Planned Unit Development, as of record in Book 7900, Page 226, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from J. W. Morrison and wife, Christine Morrison, dated November 25, 1997, and recorded December 3, 1997, in the Register of Deeds for the County of Davidson, in Book 10705, at Page 282.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [ ] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [X] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $173,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 2nd day of May, 2012.

Robert L Nemcik {Seal}
Robert L. Nemcik, Trustee

Robert L Nemcik
Robert L. Nemcik, Individually

Dorothy Ann Nemcik {Seal}
Dorothy Ann Nemcik, Trustee

Dorothy Ann Nemcik
Dorothy Ann Nemcik, Individually

OFFICIAL SEAL
STEPHANIE BULTMAN
NOTARY PUBLIC - INDIANA
MARION COUNTY
My Comm. Expires 04-22-2019

STATE OF Indiana

COUNTY OF Marion

On this the 2nd day of May, 2012, before me the undersigned officer, personally appeared Robert L. Nemcik and Dorothy Ann Nemcik as trustee and Individually, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 4/22/2019

Grantors' Name, Address, Phone:
Robert Nemcik and Dorothy Nemcik

Grantee's Name, Address, Phone:
Everett E. Niewoehner
135 Morton Mill Circle
Nashville, TN 37221

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of ~~Williamson~~ Dickson

The actual consideration or value whichever is greater is $173,000.00

Subscribed and sworn before me this the 4th day of May, 2012.

Everett E. Niewoehner
Affiant

(Affix Seal)

Notary Public

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Comm. Expires 02-25-2015