12-192

Register Return to:
Land Title South, Inc.
~~3326 Aspen Grove Dr.~~
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $250,000.00.

Affiant

Subscribed and sworn to before me this 28 day of June, 2012.

Notary Public
My Commission expires: My Commission Expires October 28, 2012

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rigid Development, Inc	Same as New owner	118-01-0-116.00
9005 Overlook Boulevard		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Nelson and wife, Rosetta Nelson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rigid Development, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 65 on the plan of Montrose Place, of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rosetta Nelson, by deed from Cecelia N. Adkins, a single person, on March 13, 1998, of record in Book 10839, page 617, and re-recorded in Book 10921, page 773, Register's Office for Davidson County, Tennessee. And further conveyed to John Nelson and wife, Rosetta Nelson by Quitclaim Deed of record in Instrument Number 20040521-0059813, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 93, Register's Office Davidson County, Tennessee.

This is improved property known as: **1105 Gilmore Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 28, 2012.

John Nelson

Rosetta Nelson

BILL GARRETT, Davidson County
Trans:T20120050266 DEEDWARR
Recvd: 07/09/12 12:58 2 pgs
Fees:13.00 Taxes:925.00
20120709-0060081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Nelson and wife, Rosetta Nelson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 28, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY