THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1362

BILL GARRETT, Davidson County
Trans:T20120056459 DEEDWARR
Recvd: 08/01/12 09:14 2 pgs
Fees:13.00 Taxes:560.55
20120801-0067758

Property Address:
126 Stonecrest Drive, Nashville, TN 37221
114-12-A-96

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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, **Renee L. Nichols, Unmarried**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Stephen W. Gossin,** AND MICHAEL GOSSIN, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 96 ON THE PLAN OF STONERIDGE TOWNHOMES , PHASE 1, as shown on Plat of record in Exhibit E of Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

both unmarried, Tenants in Common with Rights of Survivorship

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Byeong J. Cha and Hyo Yun Kim, joint tenants with right of survivorship, dated March 12, 2009, and recorded March 16, 2009, in the Register of Deeds for the County of Davidson, as Document No. 20090316-0023230.

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

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

GRANTOR does for Grantor and Grantor's 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 [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

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

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $151,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 25th day of July, 2012.

Renee L. Nichols
By Bernice Burns-Attorney In Fact {Seal}
Renee L. Nichols
By: Bernice Burns, Attorney In Fact

State of Tennessee

County of Williamson

On this 25th day of July, 2012, before me personally appeared Bernice Burns, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Renee L. Nichols acknowledged that such person executed the same as the free act and deed of ~~Renee L.~~ Nichols.

Notary Public

Printed Name: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

My Commission Expires: _____

Grantor's Name, Address, Phone:
Renee Nichols

Grantees' Name, Address, Phone:
Stephen Gossin
126 Stonecrest Drive
Nashville, TN 37221

SEND TAX STATEMENTS TO ~~THE GRANTEE.~~ FIRST STATE BANK
300 Northcreek Boulevard
Goodlettsville, TN 37072

State of Tennessee
County of ~~Williamson~~ DAVIDSON

The actual consideration or value whichever is greater is $151,500.00

Subscribed and sworn before me this the 30th day of July, 2012.

Affiant

(Affix Seal)

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 7, 2013