BILL GARRETT, Davidson County
Trans:T20120059617 DEEDWARR
Recvd: 08/10/12 13:23 2 pgs
Fees:13.00 Taxes:166.50
20120810-0071706

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2012.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G12-5028D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Walter G. Cross, III and Margaret Cross (NAME)	New Owner (NAME)	52-3-11
516 Kinsey Blvd. (STREET ADDRESS)	400 Dawn Dr (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville TN 37211 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Tracey Dawn Nichols, Heir at law of Robert Nichols**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walter G. Cross, III and Margaret Cross, 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. 34 on the plan of EAST MADISON ADDITION, NAWAKA HILLS ESTATE, a subdivision of the northerly 25 acres of the Stiddum Land in the 11th Civil District of Davidson County, Tennessee, according to a survey made and completed by TW Briley Company, Surveyors, Sumner County, Tennessee, on October 7, 1937.

Said Lot No. 34 fronts 50 feet westerly margin of Kinsey Highway, as shown on said plan, and extends back westerly 150 feet to a dead line and measures 50 feet thereon, bounded on the north by the lot of Ollie N. Bradley and on the south by the lot of Mamie D. Davis.

BEING the same property conveyed to Robert Nichols from Darnell Nichols, by Final Decree dated September 23, 1992, in Book 8739, Page 399, in the Register's Office for Davidson County, Tennessee. Robert Nichols having since died intestate December 30, 1995 leaving Tracey Dawn Nichols as his only heir at law. See Affidavit of Heirship recorded in Instrument No. 20120810-0071705, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 516 Kinsey Blvd., Madison, TN 37115.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 1st day of August, 2012.

Tracey Dawn Nichols, Heir at law of Robert Nichols

August 01, 2012
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Tracey Dawn Nichols, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of August, 2012.

My Commission Expires: 9/2/14

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066