File Box 8

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120082093 DEEDWARR
Recvd: 10/29/12 14:58 2 pgs
Fees:13.00 Taxes:536.50
20121029-0099022

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2012.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Folk and Joy Boven 2411 Kimberly Drive Nashville, TN 37214	Avenue Bank 3823 Cleghorn Ave Nashville TN 37215	07307007300

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Five Thousand and 00/100 Dollars ($145,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JAMES C. NICHOLAS, unmarried,** hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **RACHEL FOLK AND JOY BOVEN, as joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

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. 358 on the Plan of Sunset View Section VI, as of record in Book 2900 page 54 and 55 Register's Office for said County.

Said Lot fronts 125.08 feet on the southerly side of Kimberly Road and runs back 180 feet on the easterly line and 312.2 feet on the westerly line to a dead line in the rear on which it measures 191.9 feet.

Being the same property conveyed to James C. Nicholas and wife Martha H. Nicholas, by Warranty Deed from James William Sisk and wife, Gladis Y. Sisk, dated 5/5/1967, recorded 5/11/1967, of record in Book 4130, page 382, in the Register's Office for Davidson County, Tennessee. The said Martha H. Nicholas having since died on January 27, 2003, title to the property passed to James C. Nicholas as surviving tenant by the entirety.

This is improved property more commonly known as 2411 Kimberly Drive, Nashville, TN 37214.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26 day of October, 2012.

JAMES C. NICHOLAS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, James C. Nicholas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26 day of October, 2012.

Notary Public

David P. Webber
Printed Notary Name

My commission expires: 9/29/14