STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2012.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G12-5448D

BILL GARRETT, Davidson County
Trans:T20120083916 DEEDWARR
Recvd: 11/02/12 14:11 2 pgs
Fees:13.00 Taxes:547.60
20121102-0101205

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michelle L. Nolan, married (NAME)	First Financial Services (NAME)	41 8 19
4031 Yoest Drive (STREET ADDRESS)	13900 Conlan Circle Suite 101 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Charlotte, NC 28277 (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, **Nicholas L. Whitaker and Michelle Wilson Whitaker, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle L. Nolan, and Joseph Douglas Nolan, wife and husband**, 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. 19 on the plan of DALEMERE SUBDIVISION, SECTION 2, as shown by plat of record in Plat Book 2854, Page 133, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Michelle Wilson, unmarried and Nicholas L. Whitaker, unmarried, from Mortgage Electronic Registration Systems, Inc., by Deed dated February 25, 2004, as Instrument No. 20040305002520l, in the Register's Office for Davidson County, Tennessee.
Michelle Wilson is now married to Nicholas L. Whitaker and is now known as Michelle Wilson Whitaker.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2854, page 133, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 3159, page 299, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage as recorded in Book 6190, page 671, Register's Office for Davidson County, Tennessee.

The 2012 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 4031 Yoest Drive, Nashville, TN 37207.

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 26th day of October, 2012.

x _____ October 26, 2012
Nicholas L. Whitaker Date

x _____ October 26, 2012
Michelle Wilson Whitaker 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 Nicholas L. Whitaker and Michelle Wilson Whitaker, husband and wife, 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 26th day of October, 2012.

My Commission Expires: 3/30/14

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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