BILL GARRETT, Davidson County
Trans:T20120086495 DEEDWARR
Recvd: 11/13/12 12:50 2 pgs
Fees:13.00 Taxes:288.60
20121113-0104380

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Jason Light and Eleanor Light	New Owners	
110 Bellevue Road, Unit 5		Map and Parcel
Nashville, TN 37221		142-15A-5.00CO

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Patricia Nichols, single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jason Light and wife, Eleanor Light** (The "Grantees"), their heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 5, Bellevue Manor Condominiums, as shown on plat of record in Plat Book 5200, page 231, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Deborah Nance Miller, unmarried to Patricia Nichols, unmarried as recorded in Instrument No. 20110817-0063374 and Warranty Deed from Jason Smith and wife, Lorrie Smith to Deborah Nance Miller, unmarried of record in Instrument Number 20080815-0083975, said the Register's Office for Davidson County, Tennessee.

Patricia M. Harrison and Patricia Nichols are one and the same person.

This subject real property is commonly known as 110 Bellevue Road, Unit 5, Nashville, Tennessee 37221.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing as shown on plat of record in Plat Book 5200, page 231, said Register's Office for Davidson County, Tennessee.
3. Master Deed of record in Book 5520, page 203, as amended by instrument of record in Instrument Number 20081217-0120696, said Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Instrument Nos. 20081217-0120696, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $78,000.00.

Eleanor Light
Affiant

Subscribed and sworn to before me this 8th day of November, 2012.

Notary Public

My Commission Expires: 1-24-15

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of November, 2012.

Patricia Nichols

Patricia Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Patricia Nichols with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of November, 2012.

Notary Public

My Commission Expires: 1-24-15

