BILL GARRETT, Davidson County
Trans:T20120098911 DEEDWARR
Recvd: 12/27/12 11:13 2 pgs
Fees:13.00 Taxes:1176.60

20121227-0119287

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

R-FSBO-12-902

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson E. Swartz	Nelson E. Swartz	
902 Due West Avenue North (ADDRESS)	(NAME) 902 Due West Avenue North (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	51-1-19.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN D. NICHOLSON AND KAREN M. NICHOLSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NELSON E. SWARTZ, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 25, 26 AND PART OF LOT NO. 24 ON THE MAP OF DUE WEST VALLEY ACRES SUBDIVISION, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY MADE BY H. R. SWANN, JR., SURVEYOR, APRIL 20, 1947, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF DUE WEST AVENUE AT THE CORNER OF LOTS 26 AND 27; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 500 FEET TO A POINT; THENCE WESTERLY 338.42 FEET TO A CORNER OF LOTS 23 AND 24; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 142.5 FEET TO A CORNER OF A PART OF LOT NO. 24 THAT WAS CONVEYED TO ROY L. SEARS AND WIFE, BY DEED FROM SAMUEL C. CHRISTIAN AND WIFE, OF RECORD IN BOOK 2401, PAGE 55, REGISTER'S OFFICE FOR SAID COUNTY: THENCE WITH SEARS' NORTHERLY LINE EASTERLY 10 FEET TO A POINT; THENCE SOUTHERLY 357.5 FEET TO A POINT IN THE NORTH MARGIN OF DUE WEST AVENUE, EASTERLY 277.47 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN D. NICHOLSON AND WIFE, KAREN M. NICHOLSON, AS JOINT TENANTS BY WARRANTY DEED FROM JACK J. LINNEMAN, BETTY JO LINNEMAN AND WILLIAM EUGENE LINNEMAN, EACH AS TO AN UNDIVIDED 1/3 INTEREST, AS TENANTS IN COMMON, RECORDED ON THE 18TH DAY OF JULY, 1994 IN DEED BOOK 9410, PAGE 293, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE INCLUDING THE FOLLOWING:
1) EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN 7974, PAGE 254.
2) 125 FOOT FRONT SETBACK SET FORTH IN DEEDS FILED FOR RECORD IN BOOK 1561, PAGE 470; BOOK 1628, PAGE 38 AND BOOK 1911, PAGE 502.

unimproved ( )
This is improved (X) property, known as 902 Due West Avenue North, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 20th day of December, 2012.

John D. Nicholson

Karen M. Nicholson

STATE OF Tennessee
COUNTY OF Davidson

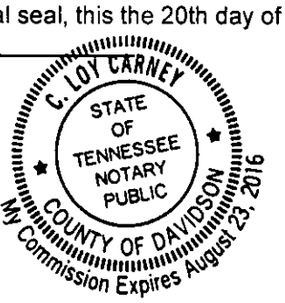
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John D. Nicholson and Karen M. Nicholson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 20th day of December, 2012.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903