Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130034922 DEEDWARR
Recvd: 04/29/13 11:40 2 pgs
Fees:13.00 Taxes:1209.90
20130429-0042270

| | |
|---|---|
| Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County<br>(Notary Stamp) | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>The actual consideration or value, whichever is greater, for this transfer is $327,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 26th day of April, 2013.<br>Notary Public<br>My commission expires: 07/08/13 |

**THIS INSTRUMENT PREPARED BY**
**Solomon \ Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Noni Nielson** | **New Owner** | **Map\Parcel: 104-11-0-130** |
| 1201 Nichol Lane | | |
| Nashville, TN 37205 | | |

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 HEREBY ACKNOWLEDGE, WE,

**Sandra B. Greene, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Noni N. Nielson, an unmarried woman**

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. 28 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, Page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sandra B. Greene by deed from Wilson Price Burton, Jr. and wife, Trudy Joy Kent Burton of record in Instrument Number 20060614-0070785, Register's Office for Davidson County, Tennessee, dated June 9, 2006, recorded June 14, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 2010 Natchez Trace Nashville, TN 37212.

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 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. 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 26th day of April, 2013.

Sandra B. Greene by Zach Goodyear, AKL Attorney in Fact

Sandra B. Greene by Zach Goodyear,
Her Attorney In Fact

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Zach Goodyear** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf **of Sandra B. Greene** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Sandra B. Greene,** and is authorized by her to execute this instrument on her behalf.

This the 26th day of April, 2013.

Michelle S Glass
Notary Public

My Commission Expires: 12/11/16

MICHELLE S GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

File #: **413018MG**
**RECORD & RETURN TO:**
**Solomon \ Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**