WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130049754 DEEDWARR
Recvd: 06/13/13 10:43 2 pgs
Fees:13.00 Taxes:702.63

20130613-0060379

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $189,900.00.

Affiant

Subscribed and sworn to me on June 7, 2013.

NOTARY PUBLIC
My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Co., LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charles E. Nicklas, III 7941 Boone Trace Nashville, TN 37221	SUNTRUST MORTGAGE, INC. 1001 Semmes Avenue Richmond, VA 23224	126-15-0A/126.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeffrey T. Neblett and Ann Neblett, husband and wife, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto Charles E. Nicklas, III, MARRIED hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 265 on the Plan of Resubdivision of Lots 265 and 266, Section Two, Boone Trace at Biltmore as of record in Plat Book 8250, page 725, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffrey T. Neblett and Ann Neblett, husband and wife, by quitclaim deed from Jeffrey T. Neblett, of record in Instrument No. 20101122-0093598, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities and other matters of public record applicable to this property.

This property is also known as improved property located at 7941 Boone Trace, Nashville, TN 37221

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on June 7, 2013.

Jeffrey T Neblett

Jeffrey T Neblett

Ann Neblett

Ann Neblett

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 7, 2013, before me personally appeared Jeffrey T. Neblett and Ann Neblett, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

Witness my hand and official seal on June 7, 2013.

Ann Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON