Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 13050149

BILL GARRETT, Davidson County
Trans:T20130052366 DEEDWARR
Recvd: 06/20/13 14:11 3 pgs
Fees:18.00 Taxes:1023.05
20130620-0063464

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $276,500.00.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2013.

Notary Public
My Commission Expires: 11-4-13

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James C. Vick	New Owner	Tax Parcel ID No.
6017 Gessner Lane		172-05-0B-115.00-CO
Brentwood TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Norman M. Nelson and Evon Flesberg Nelson, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James C. Vick**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat for Sterling Oaks, Phase III of record in Plat at Instrument No. 20001122-0115320, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Norman M. Nelson and spouse, Evon Flesberg Nelson by Warranty Deed from Robyn D. Manspeaker, unmarried of record at Instrument No. 20041213-0147913, dated December 06, 2004 and recorded on December 13, 2004, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (a), (d), and (e) unless a satisfactory survey and inspection of the premises is made:

a. Right or claims of parties in possession not shown by the Public Records.
b. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
c. Taxes or special assessments which are not shown as existing liens by the Public Records.

d. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
e. Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year 2013 a lien, not yet due and payable.
Subject to all matters shown on the Plan of record in Plat at Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001214-0123042, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
By-Laws of record in Instrument Number 20001214-0123043, in the Register's Office for DavidsonCounty, Tennessee.
Easement to BellSouth Telecommunications of record in Instrument Number 20010824-0091876, in the Register's Office for DavidsonCounty, Tennessee.
Quitclaim Deed conveying common areas of record in Instrument Number 20050510-0052774 and Instrument No. 20110421-0030897, in the Register's Office for DavidsonCounty, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 6017 Gessner Lane Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2013.

Norman M. Nelson

Evon Flesberg Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Norman M. Nelson and Evon Flesberg Nelson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2013.

_____ Notary Public

My Commission Expires: _____



MY COMMISSION EXPIRES
MAY 18, 2014