Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans: T20130059732 DEEDWARR
Recvd: 07/12/13 15:52 2 pgs
Fees: 13.00 Taxes: 458.80

20130712-0072565

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Affiant

Subscribed and sworn to before me, this 11th day of July 2013.

Notary Public
My commission expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicholas W. Rollins	Avenue Bank	073110045.00
2329 Ridgeland Drive	3823 Cleghorn Ave	
Nashville TN 37214	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Joanna Tuck an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Nicholas W. Rollins and Carissa L. Rollins, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 395 on the Plan of Sunset View Section V as of record in Book 2854 Page 20 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 395 fronts 102 feet on the south side of Ridgeland Drive and runs back 158.2 feet on the west line and 175.88 on the east line, which is a broken line to a dead line in the rear on which it measures 88.1 feet

Being the same property conveyed to Hugh E. Tuck and wife Joanna C. Tuck by deed from Mercury Construction Company of record in Bok 2964 page 516 Register's Office for Davidson County, Tennessee and dated October 12, 1959. Hugh E. Tuck and Joanna C. Tuck having conveyed the property to Hugh E. Truck and Joanna C. Tuck Trustees of the Hugh E. Tuck and Joanna C. Tuck Revocable Living Trust by deed of record in Book 10780 Page 240 Register's Office for Davidson County, Tennessee. Hugh E. Tuck and Joanna C. Tuck Trustees of the Hugh E. Tuck and Joanna C. Tuck Revocable Living Trust having conveyed the property to Hugh E. Tuck and wife Joanna C. Tuck by deed of record in Instrument No. 20010515-0050061 Register's Office for Davidson County, Tennessee. Hugh E. Tuck having died on December 29, 2001 leaving Joanna C. Tuck as the surviving tenant by the entirety. Hugh E. Tuck being the same person as Hugh Tuck. Joanna C. Tuck being the same person as Joanna Tuck.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Sunset View Subdivision Section V of record in Book 2854 Page 20 Register's Office for Davidson County, Tennessee

This property is improved property known as 2329 Ridgeland Drive, Nashville, Tennessee

37214

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of July, 2013.

Joanna Tuck by James T. Bolles, Attorney in Fact

Joanna Tuck by James T. Bolles Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of July, 2013, before me personally appeared James T. Bolles to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joanna Tuck acknowledged that such person executed the same as the free act and deed of Joanna Tuck as authorized by a power of attorney recorded in Instrument No. 2013 0712. 0072564 Register's Office for Davidson County, Tennessee.

Notary Public

My Commission expires 2/24/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07776