WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130063982 DEEDWARR
Recvd: 07/26/13 13:00 2 pgs
Fees: 13.00 Taxes: 1535.50
20130726-0077822

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of July, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE F. MUOTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walker Perry Mimms	Avenue Bank	083-05-0-397.00
(NAME)	(NAME)	
1411 Stratton Ave	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN, 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Dawn M. Nidy and Ted C. Nidy, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Walker Perry Mimms, unmarried**, 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 described as follows: Being part of Lot No. 8.on the Subdivision of the C.F. Ordway Home Place, of record in Plat Book 57, Page 88, Register's Office for Davidson County, Tennessee, according to a map thereof, made July 24, 1920 by Earle Drake, County Surveyor as follows: Beginning on the northerly margin of Stratton Avenue, 293.7 feet westerly from the westerly margin of 15th Street; thence westerly with said Avenue, 50.0 feet to McQuiddy's southeast corner; thence northerly with McQuiddy's east line 79.0 feet, continuing with his line, easterly 3.0 feet, continuing with his east line, northerly 96.0 feet, more or less, to the southerly margin of an alley, thence with said alley, easterly 44.3 feet (erroneously referenced as 44.5 feet in the most recent deeds of record); thence southerly 174.0 feet, more or less, to the point of beginning.

BEING the same property conveyed to Dawn M. Nidy and Ted C. Nidy, wife and husband by Warranty Deed from Mandy McNeil dated August 17, 2011, of record in Instrument #20110818-0064056 Register's Office for Davidson County,

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1411 Stratton Ave, Nashville, TN 37206

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, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; 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 our hands this **25th** day of **July, 2013**

Dawn M. Nidy by J. Trent Lehman, Attorney in Fact

Ted C. Nidy by J. Trent Lehman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared J. Trent Lehman, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Dawn M. Nidy and Ted C. Nidy, and who acknowledged that he executed the same as the free act and deed of the said Dawn M. Nidy and Ted C. Nidy, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130726-0077821, said Register's Office.

Witness my hand and official seal, this **25th** day of **July, 2013**

Notary Public

My commission expires:

KAREN L. RUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016