RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130700457

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/13 08:33 3 pgs
Fees:18.00 Taxes:468.05
20130815-0085658

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 13th day of AUGUST, 2013

Notary Public

MY COMMISSION EXPIRES: 9-26-16

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JANE NICKELL 132 PEIDMONT AVENUE NASHVILLE, TN 37216	Farmington Financial 2002 Richard Jones Rd Ste 300A, Nashville TN 37215	072-12-0-053.00

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, WE,

VICKY YATES AND HUSBAND, MICHAEL YATES

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

JANE NICKELL , Single 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. 122 on the Plan of the Waters Place on Maxey Lane, of record in Book 332, Page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 122 fronts 50 feet on the southerly margin of Piedmont Avenue and extends back between parallel lines 150 feet to a line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Vicky Yates and Michael Yates, by Quitclaim Deed from Vicky Yates, dated 10/12/09 and recorded 10/13/09 in Instrument No. 20091013-0094997; and being the same property previously conveyed to Vicky Yates, by Quitclaim Deed from Vicky Yates, Executrix for the Estate of Beverly Leeper (Smith), dated 9/30/09 and recorded 10/8/09 in Instrument No. 20091008-0093871; and being the same property previously conveyed to Joann Smith by Decree from the First Circuit Court for Davidson County, Tennessee, styled Joann Smith vs. Clyde Preston Smith, Docket #89987, as recorded 11/30/83 in Book 6184, Page 188, in the Register's Office of Davidson County, Tennessee; and being the same property previously conveyed to Clyde Preston Smith and wife, Beverly Joann Smith, by Deed from George Romney, Secretary of Housing and Urban Development, of Washington, D.C., dated 11/2/71 and recorded 11/16/71 in Book 4553, Page 657, in the Register's Office of Davidson County, Tennessee. The said Beverly Joann Smith is also known as Joann Smith, Beverly Leeper, Beverly Joann Leeper and Joann Leeper.

The said Beverly Leeper having since died on or about November 11, 2008, thereby devising subject property to Vicky Yates pursuant to Last Will and Testament filed 1/28/09 in Case No. 09P-76 in the Probate Court of Davidson County, Tennessee. The said Vicky Yates having been appointed Executrix of the estate by Order filed 1/29/09 in the Probate Court of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **132 PEIDMONT AVENUE, NASHVILLE, TN 37216**
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, 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 our hands this 13th day of AUGUST, 2013.

VICKY YATES

MICHAEL YATES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VICKY YATES AND HUSBAND, MICHAEL YATES the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of AUGUST, 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014

True Copy Certification

I, Cheryl Dillon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY