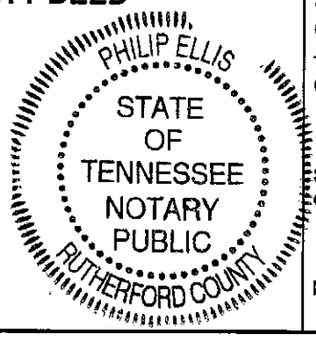
WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-23-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Nicholl	OWNER	102-07-0-A 0400.00 CO
(NAME)	(NAME)	
220 Olive Branch Road		Davidson County DEEDWARR Recvd: 10/01/13 11:27 3 pgs Fees:18.00 Taxes:175.75 **20131001-0102836**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles Stephen Rawls,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kevin Nicholl and Maria Nicholl husband and wife, a One-Half (1/2) undivided interest and Mark Martin and Karen Martin, husband and wife, a One-Half (1/2) undivided interest,** 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 Unit No. E-1 on the Plan of West Meade Condominiums, created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated and as established by the Master Deed of record in Book 5923, page 704, and amended in Book 6277, Page 653, and further amended in Book 7333, Pages 415 and 418, together with an undivided percentage interest in the common elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Plat being more particularly described of record in Book 5200, Page 430, Register's Office for said County, to which plan reference is hereby made for a more complete description**

Being the same property conveyed to Charles Stephen Rawls by deed of record in Instrument 20100518-0038102, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 6680 Charlotte Avenue, E-1, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 25th day of September, 2013.

Charles Stephen Rawls

Charles Stephen Rawls

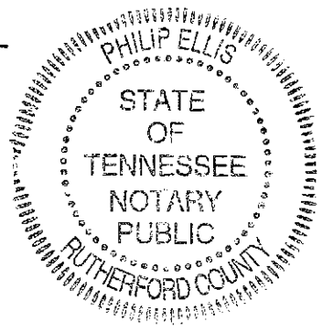
State of Tennessee
County of Rutherford

Personally appeared before me Charles Stephen Rawls, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of September, 2013.

Notary Public
My Commission Expires: 5/23/16

File No.: 20015



I, Philip Ellis, 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 Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY