QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130100151 DEEDQC
Recvd: 11/26/13 13:17 2 pgs
Fees:12.00 Taxes:0.00
20131126-0121422

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/17/2015
(AFFIX SEAL)

ALYSON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

R-FM-13-1108

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan T. Nicholson	**F&M Bank**	
(NAME)	(NAME)	
1108 Maplehurst Avenue	**PO Box 451**	
(ADDRESS)	(ADDRESS)	**117-16-197.00**
Nashville, TN 37204	**Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NATHAN T. NICHOLSON, UNMARRIED AND GARY NICHOLSON AND WIFE, BARBARA NICHOLSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **NATHAN T. NICHOLSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING LOT NO. 13 AND 14 ON THE MAP OF S.F. & C.D. MORROW'S SUBDIVISION OF LOTS 38, 39 AND PART OF 37, OF NATHAN MCNAIRY'S SUBDIVISION OF RECORD IN PLAT BOOK 332, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM MARY H. RIGSBY, EXECUTRIX OF THE ESTATE OF ANDERSON N. ESTES, JR. TO NATHAN T. NICHOLSON, UNMARRIED AND GARY NICHOLSON AND WIFE, BARBARA NICHOLSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 31ST DAY OF JANUARY, 2001 IN INSTRUMENT NO. 20010131-0009442 AND CORRECTED BY SCRIVENER'S AFFIDAVIT AS RECORDED ON THE 21ST DAY OF DECEMBER, 2011 IN INSTRUMENT NO. 20111221-0099662, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved

property known as **1108 Maplehurst Avenue Nashville, Tennessee 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 25 day of **November, 2013.**

NATHAN T. NICHOLSON

GARY NICHOLSON

BARBARA NICHOLSON

STATE OF TENNESSEE)
COUNTY OF DAVIDDON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NATHAN T. NICHOLSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of November, 2013.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

STATE OF TENNESSEE)
COUNTY OF DAVIDDON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARY NICHOLSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of November, 2013.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

STATE OF TENNESSEE)
COUNTY OF DAVIDDON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA NICHOLSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of November, 2013.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212