#7962

prepared by:

This instrument prepared by & return to:
Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20140015362 DEEDWARR
Recvd: 03/06/14 10:21 2 pgs
Fees:13.00 Taxes:369.63
20140306-0018830

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of February, 2014, by and between Tracy Coleman, Trustee of The DOT Trust, party of the first part, and Kent J Nicholson, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 117 ON THE PLAN OF HAYNES ESTATES, SECTION 2 AS OF RECORD IN BOOK 4175, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT 117 FRONTS 77 FEET ON THE WESTERLY SIDE OF AMES DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 129.14 FEET ON THE NORTHERLY LINE AND 132.81 FEET ON THE SOUTHERLY LINE TO A DEAD LINE AT THE REAR ON WHICH IT MEASURES 77.09 FEET.

Being all or part of the same property conveyed to Tracy Coleman, Trustee of the DOT Trust by virtue of that certain Special Warranty Deed dated May 14, 2009, at Instrument No. 20090616-0056017 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record at Book 4230, Page 545 in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tracy Coleman, Trustee

Tracy Coleman, Trustee of The DOT Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tracy Coleman, Trustee , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2014.

Notary Public

My Commission Expires: 12-13-2017

S. J. BEAUBOUEF
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Property Owner & Address: Kent J Nicholson

Tax Parcel No 05910014000

Property Address: 4051 Ames Drive
Nashville, TN

MAIL TAX
BILLS TO: Movement Mortgage LLC
841 Seahawk Circle
Virginia Beach, VA
23452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $99,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of February, 2014.

Notary Public

My Commission Expires: 6-13-2017

S. J. BEAUBOUEF
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY