PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: Owner	MAP & PARCEL
CHARLES R. NICHOLSON	309 CHAMBERLIN ST	
AND WIFE TRACY L. NICHOLSON	NASHVILLE, TN., 37209	104-01-0-056.00
309 Chamberlin St.		
Nashville, TN 37209		

WARRANTY DEED

For and in consideration of the sum of **TEN DOLLARS($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, I, **JEWELENE M. LUNA**, GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **CHARLES R. NICHOLSON AND WIFE TRACY L. NICHOLSON**, GRANTEE herein, Their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee known as 309 Chamberlain Street, Nashville, Tennessee 37209 and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 in Block No. 27 in the Subdivision of the Plummer Place, as of record in Book 161, Page 39, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts Fifty (50) feet on the Westerly side of Chamberlain Street, formerly 38 th Avenue North, and runs back between parallel lines 152 feet to an alley.

Being the same property conveyed to Andy B. Luna and wife Jewelene Luna by deed of record at document number DB-00002154 0000438, Register's Office for Davidson County, Tennessee. Andy B. Luna is now deceased since 2001being survived by his wife, Jewelene Luna.

The grantee shall be responsible for payment of any property taxes that may be owing or become owing subsequent to the execution of this instrument.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, Their heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land and to the said GRANTEE, Their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 16 day of April, 2014.

Jewelene M. Luna

JEWELENE M. LUNA

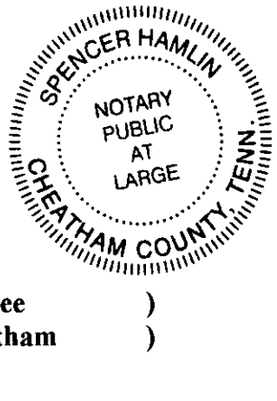
State of Tennessee)
County of Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jewelene M. Luna**, 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 at Ashland City, Tennessee, this the 16 day of April, 2014.

BILL GARRETT, Davidson County
Trans:T20140025712 DEEDWARR
Recvd: 04/16/14 12:46 2 pgs
Fees:13.00 Taxes:277.25

20140416-0031805



NOTARY PUBLIC
My Commission Expires: 9/13/17

State of Tennessee)
County of Cheatham)

The actual consideration for this transfer or value of property (whichever is greater) is $74,930.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Tracy Nicholson
AFFIANT

Sworn to and subscribed before me this the 16 day of April, 2014.



NOTARY PUBLIC
My Commission Expires: 9/13/17