Bk 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140028515 DEEDWARR
Recvd: 04/25/14 15:53 3 pgs
Fees:18.00 Taxes:1143.30
20140425-0035148

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $309,000.00.

Affiant

Subscribed and sworn to me on April 25, 2014

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8/14/2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27327SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Norbert Nix 2004 Linden Avenue Nashville, TN 37212	Norbert Nix 2015 Lenden Avenue Nashville, TN 37212	104-16-110

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kim Forehand, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Norbert Nix, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 81 on the revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kim Forehand by Warranty Deed from Catherine S. Hughes, unmarried of record as Instrument No. 20001026-0106368, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property. Matters shown on plan of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
4. Subject to Conservation Zoning as made applicable by Bill No. BL-2005-556, Metro Clerk's Office for Davidson County, Tennessee with any and all restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

This property is also known as improved property located at 2004 Linden Avenue, Nashville, TN 37212.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on April 23, 2014

Kim Forehand

Kim Forehand

Kansas
STATE OF ~~TENNESSEE~~)
COUNTY OF Douglas)

On April 23, 2014, before me personally appeared Kim Forehand and to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on April 23, 2014.

NOTARY PUBLIC - State of Kansas
ANNE FITZGERALD
My Appt. Exp. 6-26-14

Anne Fitzgerald
NOTARY PUBLIC

My Commission Expires: June 26, 2014