THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Leah Langley
5000 Millerwood Drive
Nashville, TN 37211
SEND TAX BILLS TO:

New Owner

WARRANTY DEED

(Map 147-15-0, Parcel 112.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **AUDRIE MARIE NICHOLSON, married**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **LEAH LANGLEY, an unmarried woman**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 605, Section Three, Whispering Hills, according to plat and survey of same appearing of record in Plat Book 2330, page 169, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Lester G. Pyle and wife, Virginia T. Pyle, by Warranty Deed from Hallmark Construction Company, dated November 16, 1959, of record in Book 2994, page 93, in the Register's Office of Davidson County, Tennessee. The said Virginia T. Pyle died onJune 13, 1996, leaving the said property to Lester G. Pyle, as surviving tenant by the entirety. By Quitclaim Deed dated May 21, 2008, of record in Instrument No. 20080522-0052503, in said Register's Office, the said Lester G. Pyle conveyed his interest in said property to Lester G. Pyle, an unremarried widower, an undivided 99% interest, and Eva Pyle Gray, unmarried, an undivided 1% interest, as joint tenants with right of survivorship. By Quitclaim Deed dated February 25, 2010 of record in Instrument No. 20100304-0016533, in said Register's Office, Lester G. Pyle and Eva Pyle Gray conveyed their interest in said property to Eva Pyle Gray, unmarried. Further, by Quitclaim Deed dated November 15, 2012, of record in Instrument No. 20121120-0106918, in said Register's Office, the said Eva Pyle Gray conveyed her interest in said property to Audrie Marie Nicholson, married.
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> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 2330, page 169; in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.
>
> This is not now, nor has it ever, been the marital residence of the Grantor.

This is improved property known as 5000 Millerwood Drive, Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20140029149 DEEDWARR
Recvd: 04/29/14 12:52 2 pgs
Fees:13.00 Taxes:569.80
20140429-0035934

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 24th day of April, 2014.

AUDRIE MARIE NICHOLSON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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

Witness my hand and official seal, this the 24th day of April, 2014.

Notary Public

My Commission Expires: AUGUST 16, 2014

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of April, 2014.

Notary Public

My commission expires: AUGUST 16, 2014

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. 20140199