BILL GARRETT, Davidson County
Trans:T20140031374 DEEDWARR
Recvd: 05/07/14 08:54 2 pgs
Fees:13.00 Taxes:351.50
20140507-0038725

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Tara H. Carter, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: John Donelson, IV P.O. Box 60555, Nashville, TN 37206	**SEND TAX BILLS TO:** NEW OWNER	**MAP-PARCEL NUMBERS:** 09401040600

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

CHARLES DONALD NIXON, JR., TIMOTHY P. NIXON AND YVONNE M. KEMP, the heirs-at-law of Charles Donald Nixon, Sr.

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

JOHN DONELSON, IV, unmarried

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the map of Shelby Village number two as of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles D. Nixon by warranty deed from A.T. McDonald and wife, Mildred McDonald of record in Book 4728, Page 560, Register's Office for Davidson County, Tennessee. Charles D. Nixon, aka, Charles Donald Nixon Sr., having since died intestate leaving Charles Donald Nixon, Jr., Timothy P. Nixon and Yvonne M. Kemp as heirs at law, of record in the Davidson County Probate Court, Case No.: 13P388, and also evidenced by the Affidavit of Heirship of record in Instrument No. 20140507-0038724, Register's Office for Davidson County, Tennessee.

This is improved property known as 1505 Sevier Court, Nashville, Tennessee, 37206

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 it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS MY HAND this the 29 day of May, 2014.

CHARLES DONALD NIXON, JR.

TIMOTHY P. NIXON

YVONNE M. KEMP

STATE OF Florida
COUNTY OF Bay

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Charles Donald Nixon, Jr., as heir-at-law of Charles Donald Nixon, Sr.** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 1st day of May, 2014.

Katelyn Sloan
NOTARY PUBLIC
My Commission Expires: 9/22/2017

KATELYN SLOAN
MY COMMISSION # FF056159
EXPIRES: September 22, 2017

STATE OF Florida
COUNTY OF Bay

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Timothy P. Nixon, as heir-at-law of Charles Donald Nixon, Sr.** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 1st day of May, 2014.

Katelyn Sloan
NOTARY PUBLIC
My Commission Expires: 9/22/2017

KATELYN SLOAN
MY COMMISSION # FF056159
EXPIRES: September 22, 2017

STATE OF TN
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Yvonne M. Kemp, as heir-at-law of Charles Donald Nixon, Sr.** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 2nd day of May, 2014.

Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-6-14

TARA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $95,000.00.

AFFIANT

Sworn to and subscribed to before me this 2nd day of May, 2014.

Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-6-14

TARA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.