Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Joan C. Nicoll & William M. Nicoll, III	New Owners	10416011100
2000 Linden Avenue		
Nashville, TN 37212		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		#14730

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Mary Ashley Nichols, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Joan C. Nicoll and William MacRae Nicoll, III, as co-Trustees of the Joan C. Nicoll Revocable Trust dated October 31, 2012, as to ½ undivided interest; and William MacRae Nicoll, III and Joan C. Nicoll, as Co-Trustees of the William MacRae Nicoll, III Revocable Trust dated October 31, 2012, as to ½ undivided interest; with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 80, REVISED PLAN OF GEO. W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as shown on plat of record in Plat Book 332, Page 117, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Charles W. Todd and wife, Margo F. Todd to Christopher M. Minton and wife, Mary Ashley Nichols as recorded on the 5th day of March, 1996 in Deed Book 9969, Page 168 and Quitclaim Deed from Christopher M. Minton to Mary Ashley Nichols as recorded on the 3rd day of November, 2008 in Instrument No. 20081103-0109168, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 2000 Linden Avenue, Nashville, Tennessee 37212.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights of record in Plat book 332, page 117, said Register's Office for Davidson County, Tennessee.
3. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

BILL GARRETT, Davidson County
Trans:T20140039497 DEEDWARR
Recvd: 06/05/14 08:46 2 pgs
Fees:13.00 Taxes:3459.50
20140605-0048737

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $935,000.00.
(
(
(Subscribed and sworn to before me
(this 2nd day of June, 2014.
(
(My Commission Expires: _____

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 2nd day of June, 2014.

Mary Ashley Nichols

STATE OF TENNESSEE}
COUNTY OF MADISON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mary Ashley Nichols, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that she executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 2nd day of June, 2014.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires: _____ Notary Public