BILL GARRETT, Davidson County
Trans:T20140049143 DEEDWARR
Recvd: 07/10/14 09:22 2 pgs
Fees:13.00 Taxes:456.95
20140710-0060662

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $123,500.00. Affiant Subscribed and sworn to before me, this the 7th day of July, 2014. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Found Real Estate, LLC	New Owner	
1514 Long Avenue		094-01-0-406.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN DONELSON, IV, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FOUND REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the 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, dated July 16, 1973 and recorded on July 17, 1973. The said Charles D. Nixon being one and the same as Charles Donald Nixon, Sr. having since died intestate on December 5, 2012 leaving as his only heirs-at-law, Charles Donald Nixon, Jr., Yvonne M. Kemp and Timothy P. Nixon *(See Case No. 13P388 in the Probate Court for Davidson County, Tennessee)*

Being the same property conveyed to John Donelson, IV, unmarried by deed from Charles Donald Nixon, Jr., Timothy P. Nixon and Yvonne M. Kemp, the heirs-at-law of Charles Donald Nixon, Sr. of record in Instrument No. 20140507-0038725 Register's Office for Davidson County, Tennessee, dated May 02, 2014 and recorded on May 07, 2014, along with Affidavit of Heirship recorded in Instrument No. 20140507-0038724.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1505 Sevier Court, Nashville, TN 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are 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/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS ~~MY/OUR HANDS~~ EFFECTIVE AS OF THE 7th day of July, 2014.

John Donelson, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Donelson, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of July, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY