PREPARED BY: DANIEL A NESBITT
RECORD, ~~RETURN~~, and SEND TAX BILLS TO:
NEW OWNER → Matthew A. Nesbitt
148 Old Tusculum Rd
Antioch, TN 37013
PIDN # 16206011100
↓
PIN # 162060111 00

Return To:
The South Mountain Group, Inc.
110 Lochwood East Drive
Cary, NC 27518

Return To:
The South Mountain Group, Inc.
110 Lochwood East Drive
Cary, NC 27518

WARRANTY DEED

THIS INDENTURE made this day of , by and between **Daniel A. Nesbitt, a single man , Grantor**; and his son, **Matthew Alan Nesbitt, a single man, Grantee.**

WITNESSETH: That, for a valuable consideration in the amount of $10.00 and 00/100 Dollars ($10.00), the receipt of which is hereby acknowledged, , Grantor hereby bargain, sell, convey and confirm unto **Matthew Alan Nesbitt,** Grantee, in fee simple, all of his right, title and interest in and to the following described property in **Antioch, Davidson County**, Tennessee to wit:

See Exhibit "A" Attached Hereto and Incorporated Herein.

Being the same property conveyed to by deed dated March 6, 1998, of record in Deed Book 10836, Page 36, in the Office of the Clerk of Antioch, Davidson County, Tennessee.

Said estate is free from all encumbrances except restrictions and easements of record, zoning regulations and real estate taxes not yet due and payable.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

BILL GARRETT, Davidson County
Trans:T20140050128 DEEDWARR
Recvd: 07/14/14 14:01 4 pgs
Fees:23.00 Taxes:296.00
20140714-0061842

File No. 14-6844

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the said Grantor, and the said Grantees, have hereunto set their hands this 31 day Jan., of, 2014.
Signed and acknowledged in the presence of:

Daniel A. Nesbitt {SEAL}
Daniel A. Nesbitt, a single man

STATE OF TENNESSEE,

§§

CITY OF ANTIOCH, COUNTY OF DAVIDSON

I hereby certify that the foregoing Warranty Deed was acknowledged and sworn to before me this date 1-31-2014 by Daniel A. Nesbitt, a single man, **Grantor.**

Notary Public

My Commission Expires: 3-3-2014

STATE OF TENNESSEE,

§§

CITY OF ANTIOCH, COUNTY OF DAVIDSON

This instrument was prepared by: **Daniel A. Nesbitt**

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 3, 2014

File No. 14-6844

EXHIBIT A
LEGAL DESCRIPTION

Being Lot No. 1 on the Plan of Tusculum Road Heights, Section 2, as of record in Plat Book 4350, Page 189, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4409, page 223, Register's Office for said County.

Being the same property conveyed to Daniel A. Nesbitt, an unmarried man, by Warranty Deed from Brian L. Robinson, unmarried, dated March 6, 1998 and recorded March 13, 1998 in Book 10836, Page 36, Register's Office for Davidson County, Tennessee.

Oath of Consideration

State of NC

County of Wake

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 80,000 which amount is equal to or greater than that which the property would command at a fair and voluntary sale. QCD - Interfamily Transfer.

Subscribed and sworn to before me this 20 day of May, 2014.

Affiant DINA BOEMBEL
AGENT & CLOSER FOR MATTHEW A NESBITT
& DANIEL A NESBITT

Carol Redden (seal)

Notary Public
My commission expires:

CAROL REDDEN
Notary Public
Wake County
North Carolina
My Commission Expires Nov 19, 2016

TAI