This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $241,500.00

Affiant

Subscribed and sworn before me this the 11 day of July, 2014.

Notary Public
My commission expires:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

BILL GARRETT, Davidson County
Trans:T20140054388 DEEDWARR
Recvd: 07/28/14 13:39 2 pgs
Fees:13.00 Taxes:893.55
20140728-0066843

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Casey Nearing 2720 Bobby Ave Nashville, TN 37216	New owner	73-1-107

*an **person

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GEOFFREY L. NICHOLS AND WIFE, ANGELA NICHOLS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CASEY NEARING*, UNMARRIED,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Map of Happy Valley, Section "C", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:

Beginning on the southerly margin of Bobby Avenue at a point 400 feet east of the easterly margin of Cooper Lane, being the corner of Lots 42 and 43; thence with the line between said two lots, southwardly 140 feet to the northerly line of the McDonald land; thence with said line eastwardly 75 feet to the corner of Lots 43 and 44; thence with the line between said two lots northwardly 140 feet to the southerly margin of Bobby Avenue; thence with said Avenue westwardly 75 feet to the beginning.

Being the same property conveyed to Geoffrey L. Nichols, Unmarried, by Warranty Deed from James T. Smith and wife, Dana Dedmon Smith, dated August 28, 2003, of record in Instrument No. 20030902-0126391, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2720 Bobby Ave, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 11th day of July, 2014.

Geoffrey L. Nichols

Angela Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Geoffrey L. Nichols and Angela Nichols, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of July, 2014.

My commission expires:

1/15/17

Notary Public

