WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064765 DEEDWARR
Recvd: 09/02/14 10:33 2 pgs
Fees:13.00 Taxes:1035.63
20140902-0079582

Y-BR-14-6065

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES 3-6-18

AFFIX SEAL

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Nix and Christopher Nix	**Nations Lending Corporation**	
(NAME)	(NAME)	
6065 Port Anadarko Trail	**4 Summit Park Drive**	**098-05-0-084.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Independence, OH 44131**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JULIE N. GOODNIGHT AND CAROL K. ANDERSON, BOTH UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH NIX AND CHRISTOPHER NIX, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that 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. 200 on the Plan of Section Thirteen, Lake Park, of record in Plat Book 4955, Page 97, 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 Julie N. Goodnight and Carol K. Anderson, both unmarried as tenants in common with right of survivorship by deed from Challis F. Prillaman and husband, Henry A. Prillaman, of record in Instrument No. 20100526-0040509, Register's Office for Davidson County, Tennessee, dated May 20, 2010 and recorded on May 26, 2010.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 97, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5187, Page 711, in the Register's Office for Davidson County, Tennessee.
- Taxes for the year 2015 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 97, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5187, Page 711, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6065 Port Anadarko Trail , Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 29th DAY OF AUGUST, 2014.

Julie N. Goodnight

Carol K. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE N. GOODNIGHT AND CAROL K. ANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

