File BOX 8

BILL GARRETT, Davidson County
Trans:T20140095683 DEEDWARR
Recvd: 12/22/14 14:07 2 pgs
Fees:13.00 Taxes:1961.00
20141222-0116976

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57071
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles R. Niewold 1219 Nichol Lane Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 13009012100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$530,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph M. Davis and Susan M. Davis, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles R. Niewold, a married person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot N o 9, Block, 4, Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 100 feet on the westerly side of Midland Drive, now known as Nichol Lane, and runs back 175.4 feet on the southerly line and 174.45 feet on the northerly line, to the line between Lots 9 and 29 of block 4, on which it measures 100 feet.

Being the same property conveyed to Joseph M. Davis and spouse, Susan M. Davis by Warranty Deed from Nancie Jane Burrows, unmarried, dated June 10, 2011 and recorded on June 15, 2011 of record in Instrument No. 20110615-0045753, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 180, said Register's Office. Easement for sanitary sewers, storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6288, page 475, said Register's Office.

This is improved property, known as 1219 Nichol Lane, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of December, 2014.

Joseph M. Davis

Susan M. Davis

State of Tennessee

County of Davidson

On this 18th day of December, 2014, before me the undersigned authority, personally appeared Joseph M. Davis and Susan M. Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary

My Commission Expires: MY COMMISSION EXPIRES March 3, 2015

State of Tennessee

County of Davidson

March 3 2015

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $530,000.00.

Affiant

Sworn and subscribed before me this 18th day of December, 2014.

Notary

My Commission Expires: 3/7/2017

GREGORY POLLEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.