Record/Return to:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1540

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gregory Scott Nicholson 3717 Valley Ridge Drive Nashville, TN 37211	Wells Fargo Bank, N.A. 2701 Well Fargo Way Minneapolis, MN 55467-8000	13307027800

BILL GARRETT, Davidson County
Trans:T20150001033 DEEDWARR
Recvd: 01/06/15 11:14 2 pgs
Fees:13.00 Taxes:599.40
20150106-0001272

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $162,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of January, 2015.

Notary Public

My Commission Expires: 6-1-15
(Affix Seal)

DEBORRAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
June 1, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Robin Eddie, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gregory Scott Nicholson,** hereinafter called the Grantees, 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. 203 on the plan of Valley View Meadows, Section In, as of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robin Eddie by Special Warranty Deed from Secretary of Veterans Affairs, an officer of the United States of America, dated August 12, 2011, recorded August 18, 2011, of record in Instrument No. 20110818-0063946, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3717 Valley Ridge Drive, Nashville, TN 37211**
The subject property is neither the principal residence of Grantor nor her/his spouse or any dependants.

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of **January, 2015.**

GRANTOR(S)

Robin Eddie

Robin Eddie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robin Eddie** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 2nd day of **January, 2015.**

Deborah L. Bissell

Notary Public
My Commission Expires:
6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1 2015