# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-VRES-15-1917

**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) |
|---|---|---|
| **Theodore A. Nolan and Sandra K.N. Nolan** | **New owner** | |
| (NAME) | (NAME) | |
| **P.O. Box 38** | **PO Box 38** | **07309021500** |
| (ADDRESS) | (ADDRESS) | |
| **Coalmont, TN 37313** | **Coalmont, TN 37313** | |
| (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 **FRANCES L. EDISON, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THEODORE A. NOLAN AND SANDRA K.N. NOLAN, HUSBAND AND WIFE**, 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. 21 on the Plan of Section 1, Henderson Gardens of record in Plat Book 2900, Page 75, 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 George W. Edison, Jr. and wife, Frances L. Edison by Warranty deed from Riverwood Homes, Inc, a Tennessee corporation of record in Book 3105, page 201, Register's Office for Davidson County, Tennessee, dated August 16, 1960 and recorded on August 18, 1960. George W. Edison, Jr. having since died on April 19, 1970 leaving Frances L. Edison the surviving tenant by the entirety. Frances L. Edison and Frances C. Edison being one in the same person.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 75, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4145, Page 565, 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: **1917 Rosebank Avenue , Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans: T20150014892 DEEDWARR
Recvd: 03/02/15 10:21 2 pgs
Fees: 13.00 Taxes: 740.00
20150302-0017612

Witness my/our hand(s) this the 25th DAY OF FEBRUARY, 2015.

Frances L. Edison by Pamela Kay Logan Attorney in Fact

Frances L. Edison by Pamela Kay Logan,
Attorney in Fact

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA KAY LOGAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FRANCES L. EDISON, and who acknowledged he/she/they executed the same as the free act and deed of the said FRANCES L. EDISON.

Witness my hand and official seal, this the ~~25th~~ 23rd of February, 2015.

Notary Public
My Commission Expires: 12-12-2017
(SEAL)

NOTARY PUBLIC STATE OF TEXAS 12-12-2017

G.B. SANDLER
Notary Public
STATE OF TEXAS
Commission Expires 12/12/2017

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