Davidson County DEEDWARR
Recvd: 05/05/15 11:18 3 pgs
Fees:18.00 Taxes:1813.00
20150505-0040737

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

#32162

The actual consideration or value, whichever is greater is $490,000.00.

Affiant

Subscribed and sworn before me this the 5th day of February, 2015.

Notary Public
My commission expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Blake Wilson 298 33rd Ave North Nashville, TN 37209	Finworth Mortgage LLC 2106 Crestmoor Road Nashville, TN 37215	092-13-0-405.00

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, FREDRICK H. NIEDERMEYER, II AND WIFE, ANGELA W. NIEDERMEYER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BLAKE WILSON AND SARAH WILSON, HUSBAND AND WIFE, 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. 58 on the Plan of Hortense Place also known as Nevada Heights of record in Plat Book 161, Page 167 and Declaration of Covenants Conditions and Restrictions recorded in Instrument No. 20041222-0152417 and amended in Instrument No. 20050728-0088189, Instrument NO. 20051031-0131161, Instrument No. 20050819-0099130, Instrument No. 20050819-0099131 and Instrument No. 20051214-0124795, 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 Frederick H. Niedermeyer II, unmarried by Warranty deed from James Clifford Helms, unmarried of record in Instrument No. 20100217-0012011 Register's Office for Davidson County, Tennessee, dated February 12, 2010 and recorded on February 17, 2010.

Frederick H. Niedermeyer, II and Fredrick H. Niedermeyer, II are one and the same. The Warranty Deed of record in Instrument No. 20100217-0012011, Register's Office for Davidson County, Tennessee, conveyed the property erroneously to Frederick H. Neidermeyer, II.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 298 33rd Ave North, Nashville, TN 37209.

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 5th day of February, 2015.

Fredrick H. Niedermeyer, II

02/15/2015

Angela W. Niedermeyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fredrick H. Niedermeyer, II and Angela W. Niedermeyer, 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 5th day of February, 2015.

My commission expires:

1/15/17

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

Notary Public

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016