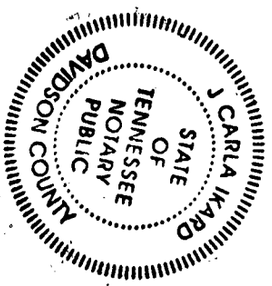
BILL GARRETT, Davidson County
Trans:T20150048673 DEEDWARR
Recvd: 06/18/15 13:26 2 pgs
Fees:13.00 Taxes:2127.50
20150618-0058296



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $575,000.00

Affiant

Subscribed and sworn to before me, this 16th day of June, 2015

Notary Public

My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John D Nicholson, III and Maribeth R Nicholson	**New Owner**	**11813001000**
3705 Ackerman Court	**SAME**	
Nashville, TN 37204	**SAME**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jonathan Huddleston and wife, Amy Huddleston, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John D Nicholson, III and Maribeth R Nicholson, husband and wife

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 the east part of Lot 43 on the Plan of Section 1, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said part of said Lot 43 fronts 75 feet on the westerly side of a 50 foot unnamed street and runs back between parallel lines 180 feet to a dead line. Being the same property conveyed to Jonathan Huddleston and wife, Amy Huddleston by Warranty deed from Christine R. Shelpman of record in Instrument No. 20040910-0109478 Register's Office for Davidson County, Tennessee, dated 9/1/2004 and recorded on 9/10/2004.

Being also known as 3705 Ackerman Court Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3705 Ackerman Court, Nashville, TN 37204.

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 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. 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 16th day of June, 2015.

Jonathan Huddleston

Amy Huddleston

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jonathan Huddleston and Amy Huddleston, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained. Witness my hand, at office, this 16th day of June, 2015.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **315141CI**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027