NEW OWNER:

6024 Bresslyn Road Trust
6024 Bresslyn Road
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0671

Map 115 Group 08-0 Parcel 088.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150055511 DEEDWARR
Recvd: 07/09/15 10:46 3 pgs
Fees:18.00 Taxes:3552.00
20150709-0066686

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Nine Hundred Sixty Thousand and 00/100 Dollars ($960,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM S. NICKELS and wife, KELLY J. NICKELS** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **THE 6024 BRESSLYN ROAD TRUST DATED JUNE 29, 2015** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 17 on the plan of West Meade Village Resubdivision of record in Plat Book 3700, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 175.0 feet on the westerly margin of Bresslyn Road and extends back 413.2 feet on the southerly line and 397.2 feet on the northerly line to a dead line in the rear, measuring 175.00 feet thereon.

BEING the same property conveyed to William S. Nickels and wife, Kelly J. Nickels, by Warranty Deed from Jimmy A. Barker and wife, Brenda M. Barker, dated March 27, 2014, and of record in Instrument No. 20140328-0025888, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 6024 Bresslyn Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 2nd day of **July, 2015**.

WILLIAM S. NICKELS

By: Kelly J. Nickels, Attorney-in-Fact
KELLY J. NICKELS, Attorney-in-Fact Pursuant to Power of Attorney of Record in Book *, Page ____, ROWCT.
*20150709-0066685

KELLY J. NICKELS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KELLY J. NICKELS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **WILLIAM S. NICKELS**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of **July, 2015**.

NOTARY PUBLIC

My commission expires: ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **KELLY J. NICKELS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of **July, 2015.**

NOTARY PUBLIC

My commission expires: ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **960,000.00** .

AFFIANT

Sworn to and subscribed to before me this 2nd day of **July, 2015.**

NOTARY PUBLIC

My commission expires: ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018