BILL GARRETT, Davidson County
Trans: T20150090096 DEEDWARR
Recvd: 10/22/15 11:45 3 pgs
Fees: 18.00 Taxes: 481.00

20151022-0107584

# WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-24-18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Greg Wood | ~~Brenda Gale Nicholson~~ Same | 091-11-0-52.00 |
| (NAME) | (NAME) | |
| 5110 Illinois Ave | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Brenda Gale Nicholson, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greg Wood, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Lying in Davidson County Tennessee, being described as follows:

Being Lot Nos. 1017 and 1019, Block 165 Plan No1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack Norman Nicholson and wife, Brenda Gale Nicholson by deed of record in Book 4485, page 75, said Register's Office.

The said Jack Norman Nicholson since having deceased, leaving his interest vested solely in his spouses name, Brenda Gale Nicholson.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

| This is: | | | | | | |
|---|---|---|---|---|---|---|
| Improved | property, known as | 5110 Illinois Ave Nashville TN 37209 | | | | |
| | | (House Number) | (Street) | (P.O. Address) | (City or Town) | (Postal Zip) |

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. 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 our hands this 9 day of October 2015.

Brenda Dale Nicholson — 10-9-15

Brenda Gale Nicholson

STATE OF Florida
COUNTY OF Volusia

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brenda Gale Nicholson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Wells Fargo, Orange City FL., this 9 day of October 2015.

Notary Public

My Commission Expires: Dec. 10, 2016



Joel Rivera
Notary Public
State of Florida
My Commission No. EE 857336
Expires: December 10, 2016