RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1309

BILL GARRETT, Davidson County
Trans: T20150097738 DEEDWARR
Recvd: 11/17/15 13:58 2 pgs
Fees: 13.00 Taxes: 592.00
20151117-0116620

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF NOVEMBER, 2015.

Marka L. Nettle
Notary Public

MY COMMISSION EXPIRES: 12/18/2017

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
ANTHONY W. NICHOLSON et ux **1347 Dickerson Bay Drive** **Gallatin, TN 37066**	**SAME**	**04207005000**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, KENNETH CHARLES WALLER, Unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANTHONY W. NICHOLSON and wife, MELISSA K. NICHOLSON

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, BEING Lot No. 31 in Morning View Subdivision, Section II, of record in Book 2133, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth Charles Waller by Marital Dissolution Agreement filed for record on July 11, 2005, Docket No. 05D-2451, Probate Court for Davidson County, Tennessee and in the Register's Office for Davidson County, Tennessee of record in Instrument Number 20151117-0116619. The said Rita Waller relinquished her interest in said property and being the same property conveyed to Kenneth Charles Waller and wife, Rita Waller by Quitclaim Deed from Kenneth Charles Waller, of record in Instrument Number 20030501-0058431, and correction deed recorded in Instrument Number 20050624-0072729, Register's Office for Davidson County, Tennessee and being the same property conveyed to Kenneth Charles Waller, unmarried, by Warranty Deed from Fred H. McElroy, unmarried, dated August 4, 2000 and recorded in Instrument Number 200008090079050, Register's Office for Davidson County, Tennessee.

This is improved property known as 104 Morningview Court, Madison, Tennessee 37115

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 aid 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 hand this 11th day of November, 2015.

KENNETH CHARLES WALLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, the within named KENNETH CHARLES WALLER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of November, 2015.

Notary Public

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY