WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102797 DEEDWARR
Recvd: 12/04/15 13:32 2 pgs
Fees:13.00 Taxes:980.50
20151204-0122492

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $265,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of December 2015

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nathan T. Nicholson	new owner	133-02-0-157/133-02-0-158
3201 Kinross Avenue		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gail Anita Erickson, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nathan T. Nicholson, single man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 49 and all of Lot No. 50 on the Plan of Airdrie Subdivision B as of record in Book 547, Page 42, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 49 fronts 25 feet on the westerly side of Kinross Avenue, and extends back between parallel lines 160 feet to an alley in the rear.

Said Lot No. 50 fronts 50 feet on the westerly side of Kinross Avenue, and runs back between parallel lines 168 feet to an alley, and is bounded on the north by what was Sunrise Avenue, which has been closed, and said Lot 50 is now bounded on the north by Lot 69 on the plat of a resubdivision of a part of Airdrie Subdivision "B" as of record in Book 547, Page 34, Register's Office for said County.

Being the same property conveyed to Gail Anita Erickson, unmarried from Richard Lynn Tharp and wife, Glenda B. Tharp by Warranty Deed on January 26, 2009, of record in Instrument Number 20090128-0007425, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 42, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3201 Kinross Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 30, 2015.

Gail Anita Erickson

BY: Gail Anita Erickson by Irene Kelley, Attorney in Fact
Irene Kelley, Attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Irene Kelley,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Gail Anita Erickson,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Gail Anita Erickson**, the bargainor(s), by the said **Irene Kelley,** as Attorney-in-Fact.

WITNESS my hand and seal, this 1st day of December, 2015.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY