Box 14

28283-8 Box 14
return to: Attorneys Title Company, Inc.

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20160038736 DEEDWARR
Recvd: 05/10/16 09:46 2 pgs
Fees:13.00 Taxes:3006.25
20160510-0046188

W & I Ref: (DM) Title No.: 58211
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Ronald Coles Elizabeth C. Coles 4712 Granny White Pike Nashville, Tennessee 37220	F & M Bank 50 Franklin Street Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 13115004500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$812,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eileen C. Allen Nicholson, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William Ronald Coles and Elizabeth C. Coles, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 of Block A on the Map of Gateway Acres of record in Book 974, page 73, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Thomas Matthew Allen and wife, Eileen C. Allen, by Warranty Deed from Jill Roberson Parker and John H. Parker dated August 17, 2007 and recorded on August 20, 2007, of record in Inst. No. 20070820-0099203, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 7, 2009, recorded December 16, 2009, of record in Inst. No. 20091216-0114584, said Register's Office, Thomas Matthew Allen conveyed his interest in subject property to Eileen C. Allen. The said Eileen C. Allen is now known as Eileen C. Allen Nicholson.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 974, page 73, said Register's Office, which Plan shows a 75, foot minimum building setback line from Granny White Pike, and 12 foot easement for bridle path purposes along the rear line of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4839, page 13, said Register's Office.

Charles Richard Nicholson III, spouse of Eileen C. Allen Nicholson, joins in execution of this instrument solely to convey any marital interest he might have in the subject property.

This is improved property, known as 4712 Granny White Pike, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of May, 2016

Eileen C. Allen Nicholson

Eileen C. Allen Nicholson

Charles Richard Nicholson III

Charles Richard Nicholson III

State of Tennessee

County of Davidson

On this 9th day of May, 2016, before me the undersigned authority, personally appeared **Eileen C. Allen Nicholson** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 6th day of May, 2016, before me the undersigned authority, personally appeared **Charles Richard Nicholson III** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $812,500.00.

Affiant

Sworn and subscribed before me this 9th day of May, 2016.

Anna Agee

Notary

My Commission Expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY