# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/19/18
(AFFIX SEAL)

Emily Isenbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

W-FSBO-16-1514-T

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jon McLaughlin and Amy McLaughlin** | New Owner | |
| (NAME) **1514 Paris Avenue** | | **117-04-0-196.00** |
| (ADDRESS) **Nashville, TN 37212-5931** | | |
| (CITY) (STATE) (ZIP) | | |

BILL GARRETT, Davidson County
Trans:T20160052952 DEEDWARR
Recvd: 06/22/16 09:25 2 pgs
Fees:13.00 Taxes:2497.50
20160622-0063377

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 consideration, the receipt of which is hereby acknowledged, **STEPHEN EDWIN NICOLSON, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JON MCLAUGHLIN AND AMY MCLAUGHLIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Edwin Nicolson, an unmarried man by Warranty deed from Norman Randolph Bishop and wife, Stacey Shaffer Bishop of record in Instrument No. 20120621-0054279 Register's Office for Davidson County, Tennessee, dated June 18, 2012 and recorded on June 21, 2012.

Grantor's spouse joins in the execution of this Deed to convey any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1514 Paris Avenue , Nashville, Tennessee 37212-5931**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15 DAY OF JUNE, 2016.

Stephen Edwin Nicolson

Elizabeth LaMorte by Stephen Nicolson, Attorney in Fact

Elizabeth LaMorte by Stephen Nicolson, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN EDWIN NICOLSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Nicolson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elizabeth Lamorte, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN EDWIN NICOLSON.

Witness my hand and official seal, this the 15th of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212