BILL GARRETT, Davidson County
Trans:T20160056916 DEEDWARR
Recvd: 07/05/16 12:15 2 pgs
Fees:13.00 Taxes:1165.50
20160705-0068418

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $315,000.00.

Affiant

Subscribed and sworn before me this the 30th day of June, 2016.

Notary Public
My commission expires: 10/19/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan Nikolaus	Mortgage Investors Group	133-02-0-015.00
3205 Wingate Avenue	8320 East Walker Springs Lane	
Nashville, TN 37211	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PETER J. CARLSON AND WHITNEY ORR CARLSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RYAN NIKOLAUS AND LISA NIKOLAUS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of William Lee Subdivision of Roth Property of record in Plat Book 1130, Page 67, 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 Peter J. Carlson and Whitney Orr Carlson, husband and wife by Warranty deed from Mary E. Simmons, unmarried of record in Instrument No. 20050805-0092742 Register's Office for Davidson County, Tennessee, dated July 29, 2005 and recorded on August 05, 2005.

Being also known as 3205 Wingate Avenue Nashville, Tennessee 37211.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3205 Wingate Avenue, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of June, 2016.

Peter J. Carlson

Whitney Orr Carlson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peter J. Carlson and Whitney Orr Carlson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY