| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Williamson |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00.<br>Ashley Rains<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2016.<br>Alyssa Rayne<br>Notary Public<br>MY COMMISSION EXPIRES: 9/7/2020<br>(AFFIX SEAL) |

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Morgan Philip Nicholson and Meghan Clarke Nicholson | Farmington Mortgage, a division of CapStar Bank | MAP 129-08 |
| 1023 Percy Warner Boulevard | 2002 Richard Jones Rd, Ste 300A | PARCEL 054.00 |
| Nashville, TN 37205 | Nashville TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Cathy H. Caldwell, formerly known as Kathy McGrady**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morgan Philip Nicholson and Meghan Clarke Nicholson, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 278 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, Pages 12 through 14, inclusive, Register's Office for said County.

Said Lot No. 278 fronts 98 feet on the Northwesterly side of Percy Warner Boulevard and extends back 156.29 feet on the Northeasterly line and 162.46 feet on the Southwesterly line to a dead line in the rear on which it measures 98.19 feet.

Being the same property conveyed to Kathy McGrady by Quitclaim deed from Michael D. McGrady of record in Book 7383, page 369, Register's Office for Davidson County, Tennessee, dated October 19, 1987 and recorded on October 21, 1987. Kathy McGrady was also known as Cathy McGrady and is now known as Cathy H. Caldwell.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1023 Percy Warner Boulevard, Nashville, TN 37205.**

Davidson County DEEDWARR
Recvd: 11/15/16 13:47 3 pgs
Fees:18.00 Taxes:1424.50
20161115-0120418

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 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 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 hand this the 14th day of November, 2016.

Cathy H. Caldwell

Cathy H. Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cathy H. Caldwell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of November, 2016.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

# True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

