STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $540,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd day of December, 2016.

NOTARY PUBLIC

My commission expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160107414 DEEDWARR
Recvd: 12/07/16 09:05 2 pgs
Fees:13.00 Taxes:1998.00
20161207-0128256

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Martha Lee England, Trustee of the Martha L. England Living Trust dated 6/19/14	Martha England	12400011800
(NAME)	(NAME)	
3241 Thoroughbred Drive	12812 Timberside Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Austin, TX 78727	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James Stewart Nicol, Sr., unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Martha Lee England, Trustee of the Martha L. England Living Trust dated 6/19/14**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 9, on the plan of the Final Plat of the Bridle Path Subdivision, Section V, which is of record in Book 9700, Page 212, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to James Stewart Nicol, Sr. by Warranty Deed from Steven E. Jones and wife, Donna Ann Jones, dated November 24, 2015, and filed of record in Instrument No. 20151201-0121201, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 3241 Thoroughbred Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as

well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 2nd day of December, 2016.

James Stewart Nicol, Sr.

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 2nd day of December, 2016.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122