538 ①

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170044598 DEEDWARR
Recvd: 05/25/17 11:15 2 pgs
Fees:13.00 Taxes:1639.10
20170525-0052167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,000.00

x Rhonda McClelland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda McClelland	Shelter Lending Services	
(NAME)	(NAME)	
4114 Aberdeen Rd	4000 W. Brown Deer Rd., Ste. E	103-08-198.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brown Deer, WI 53209	
(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, WE, **NIKI N. NIMMO, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RHONDA MCCLELLAND, UNMARRIED,** 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:

Being Lot No. 12 of Block "K" on the Plan of Cherokee Park, Section 3, as of record in Book 843, Pages 2 and 3, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Niki N. Nimmo by Warranty Deed from Dr. Brenda J. Butka and Dr. J. Thomas John, Jr., recorded on the 11th day of June, 1987 in Deed Book 7265, Page 516, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4114 Aberdeen Rd. Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 800
NASHVILLE, TN 37215
NNN

Witness my hand this 23rd day of May, 2017

Niki N. Nimmo

NIKI N. NIMMO

STATE OF Michigan
COUNTY OF Kent

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Niki N. Nimmo, the 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 this 23 day of MAY, 2017.

Commission expires: 24 MAY 2018

Patricia Ann Campbell
Notary Public

PATRICIA ANN CAMPBELL
Notary Public, State of Michigan
County of Barry
My Commission Expires May. 24, 2018
Acting in the County of Kent