Return To: Perrone & Young 109 Westpark Drive Suite 330 Brentwood, TN 37027	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$225,000.00** James Mitchell Nikcevich Affiant Subscribed and sworn to before me, this the 22nd day of June, 2017. Notary Public My Commission expires: 10-3-2020 (AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Mitchell Nikcevich	**Bank of America Home Loans**	**133-01-0-016.00**
517 Drake Ave	**7105 Corporate Drive, TX2-973-02-05**	BILL GARRETT, Davidson County Trans:T20170054033 DEEDWARR Recvd: 06/23/17 12:45 2 pgs Fees:13.00 Taxes:832.50 20170623-0063506
Nashville, TN 37211	**Plano, TX 75024**	

FOR AND IN 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,

Thomas C. Coursey, married,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Mitchell Nikcevich, a single person,

HEREINAFTER CALLED THE GRANTEE, HIS 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(s) 48, as shown on the map entitled the Map of H. G. McNabb's Subdivision, of record in Plat Book 1130, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS C. COURSEY, MARRIED, by deed from ALICE S. DAVISON, of record in Instrument No. 20170418-0037684, dated April 17, 2017, said Register's Office.

Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **517 Drake Ave, 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 and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 22nd day of June, 2017.

Thomas C. Coursey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Thomas C. Coursey**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of **June, 2017.**

Notary Public

My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY