WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170055623 DEEDWARR
Recvd: 06/29/17 09:54 2 pgs
Fees:13.00 Taxes:1480.00
20170629-0065406

W-VRES-17-2718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Austin Grimm Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Austin Grimm Smith	**Meramec Valley Bank**	
(NAME)	(NAME)	**104-15-0-302.00**
2718 Westwood Ave	**199 Clarkson Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Ellisville, MO 63011**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIA C. NICHOLSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN GRIMM SMITH, AN UNMARRIED INDIVIDUAL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 81 feet of the Southerly 79 feet of Lot No. 6 on the Map of E. C. Scruggs Subdivision of Lot No. 33 in Bellair, as of record in Book 547, page 143, Register's Office for said County.

Said part of Lot No. 6 fronts 81 feet on the Northerly side of Westwood Avenue and runs back between parallel lines, with the Easterly margin of 28th Avenue South, 79 feet to a dead line.

Being the same property conveyed to Julia C. Nicholson by Warranty deed from Crockett W. Rains and wife, Lucille S. Rains of record in Book 5139, page 242, Register's Office for Davidson County, Tennessee, dated April 15, 1977 and recorded on April 25, 1977.

The said Julia C. Nicholson is also known as Julia Judy Nicholson.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 547, Page 143, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2718 Westwood Ave, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF JUNE, 2017.

Julia C Nicholson by Lisa Pardon as Attorney in Fact

Julia C. Nicholson by Lisa Pardon as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA PARDON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JULIA C. NICHOLSON, and who acknowledged he/she/they executed the same as the free act and deed of the said JULIA C. NICHOLSON.

Witness my hand and official seal, this the 27th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212