PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170064007 DEEDWARR
Recvd: 07/26/17 10:24 2 pgs
Fees:13.00 Taxes:1698.30
20170726-0075498

W & I Ref: (DM) Title No.: 59042
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julianne Fisher 3509 Rainbow Place Nashville, TN 37204	New Owner

TAX MAP PARCEL NUMBERS: 11814005400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$459,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily C. Nacol, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julianne Fisher** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly 65 feet of Lot No. 82 and the northerly 10 feet of Lot No. 84 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Plat Book 1130, page 2, Register's Office for said County, described as follows:

According to an unregistered survey thereof made by S.R. Sanford, Jr., Civil Engineer, dated June 9, 1940, said parts of said lots front together 75 feet on the westerly side of Rainbow Place, formerly Shirley Place, and runs back between lines, 190.67 feet on the northerly line and 195.67 feet on the southerly line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Emily C. Nacol, unmarried by Warranty Deed from Stephanie L. Dooley, unmarried, dated April 30, 2010 and recorded on May 5, 2010 of record in Instrument No. 20100505-0034015, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 2, said Register's Office, which Plan shows a 50, foot minimum building setback line from Rainbow Place formerly Shirley Place, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 3509 Rainbow Place, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

PLEASE RETURN TO:
RUDY TITLE AND ESCROW, LLC
2012 21st AVENUE SOUTH
NASHVILLE, TN 37212
our file #: O-VRES-17-3509

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of July, 2017.

Emily C. Nacol

Emily C. Nacol

State of Tennessee

County of Davidson

On this 24th day of July, 2017, before me the undersigned authority, personally appeared Emily C. Nacol, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $459,000.00.

Brian Mitchell

Affiant

Sworn and subscribed before me this 24th day of July, 2017.

Dana Delworth

Notary

My Commission Expires: 07/06/2020

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020