WARRANTY DEED

Bill Garrett Davidson County
Batch# 6384 DEEDWARR
10/02/2017 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20171002-0100499

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 26th day of September, 2017

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Graham Nichols	New Owner	11902011000
5406 Tennessee Avenue		
Nashville, TN 37209	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **M. Lucille Bush, unmarried, Loyd A. Pierce and wife, Janice P. Pierce**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Graham Nichols**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Glenrose Subdivision, of record in Plan Book 1424, Page 142, Register's Office for said County.

Said Lot No. 10 fronts 119 feet on the northerly margin of Evelyn Avenue and extends back 162 feet on the westerly line and 115 feet on the easterly line to a dead line which is a broken line in the rear, measuring 140.37 feet thereon.

Being the same property conveyed to Lester B. Pierce and wife, Lucille M. Pierce from Loyd A. Pierce and wife, Janice Pierce by Warranty Deed on December 8, 1982, of record in Book 5975, Page 677, Register's Office for Davidson County, Tennessee. Further conveyed to M. Lucille Bush (Lucille M. Pierce and M. Lucille Bush being one and the same person), and Loyd A. Pierce and wife, Janice P. Pierce from Lucille M. Pierce (Widow of Lester B. Pierce, Deceased) by Quitclaim Deed on September 2, 1999, of record in Book 11723, Page 506, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 142, Register's Office for Davidson County, Tennessee.

This is improved property known as: **86 Evelyn Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 26, 2017.

M. Lucille Bush

M. Lucille Bush

Loyd A. Pierce

Loyd A. Pierce

Janice B. Pierce

Janice P. Pierce

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **M. Lucille Bush, Loyd A. Pierce and wife, Janice P. Pierce**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 26, 2017

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 11-6-17

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5.3.2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.