File#: 31158-8

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 133966 DEEDWARR
08/28/2018 08:25:47 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20180828-0084917

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2018.

Notary Public

My commission expires:

(AFFIX SEAL)

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Noni N. Nielsen	**OWNER**	**Map 104-13-0-A Parcel 004-00co**
1201 Nichol Lane		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ellen P. Nelson, unmarried

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

Noni N. Nielsen

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:

LAND in Davidson County, Tennessee, Building Site No. 4 on the Plan of Richmeade Place, Section I, a Planned Unit Development, as of record in Book 4860, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof of said property,

Being the same property conveyed to Ellen P. Nelson, an unmarried woman, by Deed dated March 11, 2005 from Pamela E. Brown, an unmarried woman, of record in Instrument No. 20050324, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 4860, Page 44, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Conveyance of Common Area to Richmeade Place Homeowners' Association, Inc., of record in Book 4947, Page 348, Register's Office for Davidson County, Tennessee. 3) Declaration of Covenants, Conditions and Restrictions of Richmeade Place of record in Book 4941, Page 637 and as amended in Book 5036, Page 338, and Book 5213, Page 945, Register's Office for Davidson County, Tennessee. 4) By-Laws of Richmeade Place Homeowners' Association, Inc., of record in Book 4941, Page 689 and as amended in Book 5213, Page 945, Register's Office for Davidson County, Tennessee. 5) Charter of Richmeade Place Homeowners' Association, Inc., of record in Book 4942, Page 633, Register's Office for Davidson County, Tennessee. 6) All matters shown on the Boundary Plat of record in Plat Book 4675, Page 160, said Register's Office. 7) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140328-0025605, said Register's Office. 8) The policy to be issued will not insure as to the exact amount of acreage contained in subject property. 9) Taxes for the current year prorated and assumed by Grantee.

This is improved (__x__) Unimproved (____) property, known as **401 Bowling Ave, Nashville, TN 37205**

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 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.

Witness my/our hand(s) this **27th** day of **August, 2018.**

Ellen P. Nelson

Ellen P. Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ellen P. Nelson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **August, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21