THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917752**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 9th day of October, 2018. Notary Public My Commission Expires: 7/5/21

Karen Y Johnson Davidson County
Batch# 150406 DEEDWARR
10/10/2018 10:43:59 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20181010-0100438

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sandra Mccracken-Nicholson and Timothy Frederick Nicholson 1421 Franklin Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 083 05 0 358.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Doig, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sandra Mccracken-Nicholson and Timothy Frederick Nicholson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 No. 52, on the map of Subdivision of Part of The Weakley Home Place, as shown on plat of record in Book 421, Page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Doig, single man by Warranty Deed from Janie Peete Taylor and husband, Jonathan C. Rogers, recorded on the 3rd day of May, 2013 in Instrument No. 20130503-0044667, in the Register's Office of Davidson County, Tennessee.

Collette Wheeler joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 36.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Liens, encumbrances, or claims thereof, which are not shown by the public record.

This is improved property located at 1421 Franklin Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of October, 2018.

Matthew Doig

Collette Wheeler

STATE OF
COUNTY OF Washington, D.C.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Doig and Collette Wheeler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of October, 2018.

ISIS M. PEREZ-LOPEZ
Notary Public, District of Columbia
My Commission Expires Feb. 28, 2023

Notary Public

My Commission Expires: My Commission Expires Feb. 28, 2023

