RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811175

Karen Y Johnson Davidson County
Batch# 161407 **DEEDWARR**
11/15/2018 02:44:51 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20181115-0112709

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

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 THE 13th day of November, 2018.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janean E. Overton 5002 Marc Drive Nashville, TN 37211	Same address as new owner	172 05 0 016.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Thousand and 00/100 Dollars ($400,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WENDELL E. NICHOLSON**, a widower, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JANEAN E. OVERTON**, unmarried woman, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot No. 14 of Harvard Estates Subdivision, Section 4, as of record Book 4575, Page 153, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Wendell E. Nicholson and wife, Margaret Nicholson by warranty deed from Richard E. Herrington and wife, Retha L. Herrington, dated January 8, 1981, and recorded in Book 6248, Page 536, Register's Office for Davidson County, Tennessee. Margaret Nicholson passed away on March 30, 2007, leaving Wendell E. Nicholson as the surviving tenant by the entirety.

The address of the herein described property is believed to be 5002 Marc Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

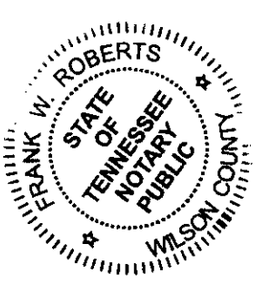
WITNESS MY/OUR HANDS, this the 13th day of November, 2018.

Wendell E. Nicholson
WENDELL E. NICHOLSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Wendell E. Nicholson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of November, 2018.



Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 6/6/21