RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-44668

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $239,900.00.

Affiant

Subscribed and sworn before me this the 3rd day of January, 2020.

Notary Public
My commission expires: 4-17-2023

LAUREN J TIPTON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Edward Van Gilder, III 3057 Boulder Park Drive Nashville, TN 37214	New Owner	096-14-0 231.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICHOLAS BLACK AND THERESA BLACK, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MICHAEL EDWARD VAN GILDER, III, a single man, and Alexandrea Nicole Breeding, a single woman, as tenants in common with rights of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 47 on the Plan of Hickory Bend, Section III, as of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 72 feet on the southerly side of Boulder Park Drive and extends back 132.4 feet on the easterly line and 141.7 feet on the westerly line, to a dead line in the rear on which is measures 85 feet.

Being the same property conveyed to Nicholas Black by deed from Thomas Penn, an unmarried man, dated 10/27/2017, of record in Instrument No. 20171103-0112841, said Register's Office. Theresa Black is joining in this conveyance to convey any marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3057 Boulder Park Drive, Nashville, TN 37214.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

NB by Attorney
TB by Attorney

Karen Johnson Davidson County
Batch# 342041 DEEDWARR
01/13/2020 09:01:00 AM 2 pgs
Fees: $13.00 Taxes: $887.63
20200113-0004046

Witness my hand this the 3rd day of January, 2020.

Nicholas Black by Jay Nelson, Attorney-in-Fact

Theresa Black by Jay Nelson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of January, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jay Nelson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nicholas Black, by Specific Power of Attorney dated December 3, 2019, and who acknowledged that he executed the same as the free act and deed of Nicholas Black.

Witness my hand and official seal this 3rd day of January, 2020.

My Commission Expires: 9-6-22

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of January, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jay Nelson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Theresa Black, by Specific Power of Attorney dated December 3, 2019, and who acknowledged that he executed the same as the free act and deed of Theresa Black.

Witness my hand and official seal this 3rd day of January, 2020.

My Commission Expires: 9-6-22

Notary Public