WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/01 10:45 2pgs
Fees:13.00 Taxes:462.50
20011120-0127230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.
(AFFIX SEAL)

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethna C. Nicholls	(219 Highland Villa Circle)	161-14B-219
(NAME)	(NAME)	
219 Highland Villa Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James D. Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ethna C. Nicholls and Berkeley H. Nicholls; as tenants in common in equal shares w/ (*cont at bottom) 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 the Davidson County, Tennessee, being Unit No. 219 on the plan of condominium site of Highland Villa Condominiums, it's Horizontal Property Regime, having been established by the Master Deed of record in Book 7278, Page 312, amended in Book 7347, Page 717 and Book 7352, Page 630; Book 7467, Page 850; Book 7476, Page 152; Book 7600, Page 361; Book 8090, Page 537; Book 8131, Page 95; Book 8173, Page 84; Book 8199, Page 149; and Book 8658, Page 595, Register's Office for said County, to which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to James D. Jones by Trustee's Deed from Robert M. Wilson, Jr. as Successor-Trustee of record as Instrument No. 20011120-0127214, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 219 Highland Villa Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 hand this 14th day of November, 2001.

* full rights of survivorship. init

James D. Jones

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named James D. Jones, the bargainor, 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 official seal at Nashville, Tennessee this 14th day of November, 2001.

Commission expires: January 25, 2003

Mark A. Ellmore, Jr. Notary Public

