WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$162,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles G. Nichols	**Bank of America**	**160-4-2**
(NAME)	(NAME)	
490 Oakley Drive	**2059 Northlake Parkway**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**Tucker, GA 30084**	
(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, **DALE H. NICHOLS AND WIFE, BRENDA J. NICHOLS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLIE G. NICHOLS AND WIFE, LINDSAY MARIE NICHOLS**, 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, being Lot No. 174 on the Plan of Brentwood Hall, Section VI, of record in Book 2331, Page 20, Register's Office for said County.

SAID Lot No 174 fronts 112.0 feet on the northerly margin of Oakley Drive and extends back 187.4 feet on the easterly line and 195.0 feet on the westerly line to a dead line in the rear, measuring 112.3 feet thereon.

BEING the same property conveyed to Dale H. Nichols and wife, Brenda J. Nichols by deed from Stephen F. Wanstall, single of record in Book 8125, Page 254, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the recorded plan, to applicable easements and restrictions of record and Property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **490 Oakley Drive, Nashville, TN 37220**

(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 our hands this 7th day of January, 2002.

Davidson County DEEDWARR
Recvd: 01/11/02 14:32 2pgs
Fees:13.00 Taxes:601.25

20020111-0004947

Dale H. Nichols Sr.

Brenda J. Nichols

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale H. Nichols Sr. and wife, Brenda J. Nichols, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of January, 2002.

Commission expires:



Jill Connors
My Commission Expires
November 27, 2004

Notary Public