WARRANTY DEED

1443
13

Davidson County DEEDWARR
Recvd: 01/12/05 14:31 2 pgs
Fees:13.00 Taxes:1443.00

20050112-0004626

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~DAVIDSON~~ McHENRY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Rae Nicks
Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2005.

"OFFICIAL SEAL"
JANICE S OSTER
NOTARY PUBLIC STATE OF ILLINOIS
COMMISSION EXPIRES 11/09/08

Janice S. Oster
Notary Public

MY COMMISSION EXPIRES: ~~March 15, 2008.~~ 11/09/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara E. Decker	Tara E. Decker	144-14-0/21.00
(NAME) 2160 Chickering Lane	(NAME) 2160 Chickering Lane	PICK-UP
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN	
(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, Thomas Nicks and wife, Rae Nicks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tara E. Decker, 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. 15 on the plan of Chickering Valley, of record in Book 2331, page 121, 122, and 123 Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tara E. Decker, a married woman by deed from Thomas Nicks and wife, Rae Nicks dated January 7, 2005 the same being filed for record as Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

The 2005 County Taxes have been prorated and assumed by the Grantees.

Subject to any and all matters appearing on the plan of record in Plat Book 2331, page 121 Register's Office of Davidson County, Tennessee. Said Register's Office shows a 10 foot easement for public utility and drainage easements along the back and a 60 foot minimum building setback line along the left side of the property and a 75 foot minimum building setback line along the front of the property in the register's office of Davidson County, Tennessee.

Subject to any and all exiting easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2160 Chickering Lane, Nashville, TN
(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, 2005.

Thomas Nicks

Rae Nicks

STATE OF ILLINOIS
COUNTY OF McHENRY

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Thomas Nicks and wife, Rae Nicks the bargainor (s), 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.

"OFFICIAL SEAL"
JANICE S OSTER
NOTARY PUBLIC STATE OF ILLINOIS
COMMISSION EXPIRES 11/09/08

Witness my hand and official seal this 7th day of January, 2005.

Commission expires: 11/09/08

Notary Public