Davidson County DEEDWARR
Recvd: 05/29/08 10:28 2 pgs
Fees:13.00 Taxes:669.70

20080529-0054601

WARRANTY DEED

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$181,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2008.

Notary Public

My commission expires: 1-9-12

(AFFIX SEAL)

JAMES HUNTER NOTARY PUBLIC DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
SHERRY LYNN MENDEL	FIRST STATE BANK	**Map 98-5-A, Parcel 4**
6112 Hampton Hall Way	2796 N HIGHLAND AVE	
Hermitage, TN 37076	JACKSON, TN 38305	

FOR AND IN 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,

Michael W. Nichols and Angela Baker Nichols, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHERRY LYNN MENDEL (a/k/aSherry Wessel Mendel,) a married woman

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. 4 on the Plan of Hampton Hall, a Planned Unit Development, Section 1, of record in Book 9700, Page 290 and 291, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael W. Nichols and wife, Angela Baker Nichols, by Deed from Beazer Homes, Inc., d/b/a Phillips Builders, of record in Book 10743, Page 365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Restrictive Covenants, of record in Book 10278, Page 257 and supplemental to change the name to Villages of Hampton Hall of record in Book 10301, Page 184 and further amended in Book 10444, Page 460 and Book 10640, Page 947, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **6112 Hampton Hall Way, Hermitage, TN 37076**

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/our hand(s) this **23rd** day of **May, 2008.**

Michael W Nichols
Michael W. Nichols

Angela Baker Nichols
Angela Baker 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 **Michael W. Nichols and Angela Baker Nichols, husband and wife ,** the bargainor, 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 **23rd** day of **May, 2008.**

Jennifer L. Johnson

Notary Public

My Commission Expires: 3/7/2011

