Box 10-B

File No. 281000470

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 8-23-2011

(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 11/12/08 15:08 2 pgs
Fees:13.00 Taxes:706.70
20081112-0112107

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Nickerson	Pinnacle National Bank	
(NAME) 717 Sweetwater Circle	(NAME) 211 Commerce Street # 300	MAP/PARCEL 064-15-0A-005.00CO
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Lea Ann Stewart, an unmarried woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **James B. Nickerson and Claire M. Nickerson, husband and wife**, hereinafter called the grantee(s), 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 all of Lot No. 5, on the Plan of Revision One, Section One, Plantation Walk, as shown on plat appearing of record in Plat Book 7900, Page 697, as corrected by Surveyor's Certificate of Correction of record in Book 9432, Page 449, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lee Ann Stewart, unmarried by Warranty Deed from David L. Pruett, unmarried of record in Instrument No. 20050801-0089689 on 07/20/2005 and filed for record on 08/01/2005, Register's Office for DAVIDSON County, Tennessee.

The said Lee Ann Stewart is one in the same as Lea Ann Stewart.

Subject to Restrictions of record in Book 9231, Page 719, Register's Office for DAVIDSON County, Tennessee.

Subject to Stormwater easement of record in Book 9356, Page 959, Register's Office for DAVIDSON County, Tennessee.

Subject to Sewer easement of record in Book 11125, Page 430, Register's Office for DAVIDSON County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 9315, Page 723, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 717 Sweetwater Circle, Old Hickory, TN 37138

(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 10th day of November, 2008.

Lea Ann Stewart

Lea Ann Stewart

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lea Ann Stewart, an unmarried woman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 11/10/2008.

My Commission Expires:
6-22-09

Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 281000470

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122