(2)

File No. 281200605

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Kim Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2009.

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 1-20-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/25/09 13:38 2 pgs
Fees:13.00 Taxes:1702.00
20090225-0016626

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Logan	William A. Logan	128160B06300CO
(NAME)	(NAME)	
557 Summit Oaks Court	557 Summit Oaks Court	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, Tennessee 37221	
(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, **Nice Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto William A. Logan, hereinafter called the grantee(s), His 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. 63 on the Plan of First Revision Phase Four Summit Oaks, of record as Instrument No. 20060516-0057170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Nice Properties, LLC, a Tennessee limited liability company by Trustee's Deed from Sam J. McAllester, III, in his capacity as substitute Trustee, of record in Instrument No. 20090121-0005263, Register's Office for Davidson County, Tennessee, dated January 12, 2009.

2009 Taxes remain a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Instrument No. 20060417-0043459 and revised by Instrument No. 20060516-0057170, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Instrument No. 20020214-0019518, Instrument No. 20040116-0006770, Instrument No. 20050316-0029169 and Instrument No. 20060418-0044430, Register's Office of Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument No. 20020131-0013598, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record by Instrument No. 20050728-0088585, Register's Office for Davidson County, Tennessee.

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 557 Summit Oaks Court, Nashville, TN 37221
(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), His 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), His 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 13th day of February, 2009.

Nice Properties, LLC

By: J S M J attorney agent

John Bell, Authorized Agent

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Bell with whom I am personally acquainted and who proved himself/herself to be the Authorized Agent of Nice Properties, LLC, a Tennessee Limited Liability Company, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 13th day of February, 2009.

Commission expires:

Notary Public

SELINA KNIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

File Number: 281200605

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064