File No. 290800682

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2011~~. 7-24-10

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090069103 DEEDWARR
Recvd: 10/09/09 10:06 2 pgs
Fees:13.00 Taxes:587.93
20091009-0094129

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
Nickolas Williams	New Owner	Map 064-16-0D Parcel 122.00CO
(NAME)	(NAME)	
2244 Crescent Valley Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Randy J. Vickers Jr., and Ashley Y. Vickers, husband and wife,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Nickolas J. Williams,** hereinafter called the grantee, 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 280, as shown on the plan of Section Three, Truxton Park, of record as Instrument No. 20011024011627 2, 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 RANDY J. VICKERS, JR. AND ASHLEY Y. VICKERS, HUSBAND AND WIFE by deed from KAREN M. TALLIER, AN UNMARRIED WOMAN of record in Instrument No. 20040206-0014953 on 01/29/2004 and filed for record on 02/06/2004, Register's Office for DAVIDSON County, Tennessee.

This property is subject to: County of DAVIDSON taxes for the year 2009 and subsequent years, a lien; Restrictions of record in Instrument No. 20001030-0107559, Instrument No. 20020123-0009419; By-Laws filed for record in Instrument No. 20001101-0108604; Charter of Homeowner's Association as shown of record in Instrument No. 20001030-0107559; Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 20050311-0027266; Storm water Detention Agreement Easement of record in Instrument No. 20000824-0083612, Instrument No. 20020528-0064319; Sewer line Easement of record in Instrument No. 20001208-0121300; All matters as set forth per Instrument No. 20011024-0116272; all in the 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 2244 Crescent Valley Lane, Hermitage, TN 37076
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 25th day of September, 2009.

Randy J. Vickers Jr.

Ashley Y. Vickers

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 Randy J. Vickers Jr. and Ashley Y. Vickers, 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 at office this 25th day of September 2009.

Commission expires: September 17, 2011

Julia A Hirt Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(seal)

File Number: 290800682

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

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212