File No. 210040306

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,583.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company - Tennessee Division
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100030583 DEEDWARR
Recvd: 05/20/10 15:10 3 pgs
Fees:18.00 Taxes:657.06
20100520-0039139

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Suzanne Baldwin	MAGNA BANK	00900012900
(NAME)	(NAME)	
7731 Ridgewood Rd.	P.O. BOX 17257	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	MEMPHIS, TN 38187	
(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, We, **Janice F. Roberts Nichols, Teresa K. Nichols and Randel Wade Nichols,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Amy Suzanne Baldwin, unmarried,** hereinafter called the grantee(s), Her 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 Tract 2 on the Resubdivision of the Lee V. Armstrong et ux property of record in Plat Book 4955, Page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to W. Max Nichols by Deed from Thomas Dale Richardson and wife, Susan Carrie Richardson, of record in Book 8353, Page 169, dated April 30, 1991 and filed for record on May 16, 1991, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janice F. Roberts, a one-half interest, by Deed from W. Max Nichols of record in Book 8856, Page 94, dated June 1, 1991 and filed for record on February 3, 1993, Register's Office for Davidson County, Tennessee. W. Max Nichols died on July 17, 2003, with his one-half interest passing by operation of law to his heirs: Teresa K. Nichols, Brett J. Nichols and Randel Wade Nichols. Brett J. Nichols having quitclaimed his interest to Janice F. Roberts Nichols by deed dated May 6, 2010, of record as Instrument No. 20100520-0039138, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2010 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 4955, Page 20, said Register's Office.

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 7731 Ridgewood Road, Goodlettsville, TN 37072
(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), Her 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), Her 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 14th day of May, 2010.

Randel Wade Nichols

Janice F. Roberts Nichols

Teresa K. Nichols

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Janice F. Roberts Nichols, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of May, 2010.

Commission expires: 1/11/11

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Teresa K. Nichols and Randel Wade Nichols the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of May, 2010.

Commission expires:

Notary Public

File Number: 210040306

RETURN TO:

Stewart Title Company - Hendersonville
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Witness my/our hands this 14th day of May, 2010.

Randel W. Nichols

Randel Wade Nichols

Janice F. Roberts Nichols

Teresa K. Nichols

Teresa K. Nichols

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Janice F. Roberts Nichols, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of May, 2010.

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Teresa K. Nichols and Randel Wade Nichols the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of May, 2010.

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 210040306

RETURN TO:

Stewart Title Company - Hendersonville
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075