After Recording
Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100043660 DEEDWARR
Recvd: 07/16/10 10:23 2 pgs
Fees:13.00 Taxes:399.60
20100716-0055860

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **10-1050**

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/13/2010**, by and between **Jimmy E. Allen, Jr., and GuySkinny, LLC**, parties of the first part, and **Joshua K. Nikkel and Victoria E. Nikkel, husband and wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot 260, of Peppertree Forest Subdivision, Section 15, filed of record in Plat Book 7900, Page 574, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete detailed description.

Being the same property conveyed to William Roy Stalnaker and Brenda Gail Stalnaker by deed of record in Book 9464, page 929, said Register's Office. By virtue of a foreclosure, GuySkinny, LLC obtained the subject property by Trustee's Deed of record as Instrument #20100609-0044882, said Register's Office.
Being the same property conveyed to Jimmy E. Allen, Jr., by deed from GuySkinny LLC of record as Instrument No. 20100609-0044883, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **176-2-38**
x Improved OR
☐ Unimproved property located at: **5017 Trailwater Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Guy Skinny, LLC

Jimmy E. Allen, Jr.

By: Lawrence Wisniewski

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jimmy E. Allen, Jr.** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 13th day of July, 2010..

Notary Public

My Commission Expires: 7/5/11

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lawrence Wisniewski** to me known to the persons described in and who, upon oath, acknowledged that he is the managing member of GuySkinny, LLC, acting in such capacity and authorized so to do,executed the foregoing instrument in behalf of the limited liability company for the purposes therein contained.

Witness my hand and Notarial Seal this 13th day of July, 2010..

Notary Public

My Commission Expires: 7/5/11

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Owner's Name: **Joshua K. Nikkel and Victoria E. Nikkel**

and Address: **5017 Trailwater Drive, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$108,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 13th day of July, 2010..

Notary Public

My Commission Expires: 5/6/2013