BOX 10-A

File No. 210110198

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20100075929 DEEDWARR
Recvd: 12/02/10 11:12 2 pgs
Fees:13.00 Taxes:1369.00
20101202-0095891

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Heather Ruley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

TONYA C. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Watts	Suntrust Mortgage, Inc.	13205006500
(NAME) 4318 Dale Avenue	(NAME) 401 Commerce St., Ste. 6100	
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN, 37219	
(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, Joshua C. Nickols and wife, Hilary C. Nickols a/k/a Hilary H. Nickols, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Richard Watts and wife, Heather Luea, 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 Lot No. 23 on the Map of Glendale Park, Section 1, of record in Plat Book 1130, Page 45, 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 JOSHUA C. NICKOLS AND WIFE, HILARY C. NICKOLS by Deed from FRED WILLIAMS ALFORD, III AND WIFE, NICOLE ELAINE ALFORD, dated 05/25/2006 and filed for record on 05/26/2006 in Instrument No. 20060526-0062584, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 1130, Page 45, said Register's Office.

Joint Driveway Easement of record in Book 4548, Page 571, said Register's Office.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 13205006500

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 4318 Dale Avenue, Nashville, TN
(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 30th day of November, 2010.

Joshua C. Nickols

Hilary H. Nickols

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Joshua C. Nickols and wife, Hilary H. Nickols, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 11/30/2010.

Witness my hand at office this 30th day of November, 2010.

Commission expires: 9/23/13

Notary Public

File Number: 210110198

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

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY