My Commission Expires JULY 1, 2012

Return To:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

WARRANTY DEED

G-VRES-11-8441

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ELAINE PHELPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nancy Engstrom	Pinnacle National Bank (NAME)	
8441 Callabee Way #H-4 (ADDRESS)	128 Franklin Road (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	181-2-A-130.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES T. NICHOLS, TRUSTEE OF AND NICHOLS 401K PROFIT SHARING PLAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NANCY ENGSTROM, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT H-4, LENOX CREEKSIDE, PHASE I, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20060306-0025686, AMENDED AT INSTRUMENT NO. 20060606-0066938, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JAMES T. NICHOLS, TRUSTEE OF THE NICHOLS 401K PROFIT SHARING PLAN BY QUITCLAIM DEED SIGNED BY BARBARA CHILDS FORMERLY KNOWN AS BARBARA CHILDS NICHOLS AND RECORDED SIMULTANEOUSLY HEREWITH OF RECORD IN INSTRUMENT NO. 20111128009234 AND BEING THE SAME PROPERTY CONVEYED TO JAMES T. NICHOLS, TRUSTEE AND BARBARA CHILDS NICHOLS, TRUSTEE, BEING THE TRUSTEES OF THE NICHOLS 401K PROFIT SHARING PLAN BY WARRANTY DEED FROM DOUGLAS W. OKEEFE AND BETSE OKEEFE, BOTH UNMARRIED, RECORDED ON THE 14TH DAY OF MAY, 2008 IN INSTRUMENT NO. 20080514-0049584, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20060306-0025686, AMENDED 20060606-0066938; CHARTER OF THE CONDO ASSOCIATION OF RECORD IN INSTRUMENT NO. 20060227-0022558; ALSO SHOWN AS EXHIBIT "B" OF INSTRUMENT NO. 20060306-0025686; MATTERS SET FORTH IN PLAT OF RECORD IN INSTRUMENT NO. 20060306-0025686; AGREEMENTS OF RECORD IN BOOK 9487, PAGES 901 AND 914; INSTRUMENT NOS. 20060306-0025686 AND INSTRUMENT NO. 20060206-0014635; EASEMENTS OF RECORD IN BOOK 2203, PAGE 579 AND BOOK 2244, PAGE 11 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 8441 Callabee Way #H-4, Antioch, Tennessee 37013
(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.

BILL GARRETT, Davidson County
Trans:T20110074602 DEEDWARR
Recvd: 11/28/11 11:46 2 pgs
Fees:13.00 Taxes:408.85
20111128-0092235

Witness my/our hand(s) this 10th day of November, 2011.

James T. Nichols, Trustee of Nichols 401K Profit Sharing Plan

BY: James T. Nichols, Trustee
James T. Nichols, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Nichols, Trustee of Nichols 401K Profit Sharing Plan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that hey executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903