WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120012592 DEEDWARR
Recvd: 02/21/12 14:03 2 pgs
Fees:13.00 Taxes:1480.00
20120221-0014844

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES JULY 29, 2013

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage TItle and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Branden W. Nichols	Regions Bank d/b/a Regions Mtg.	143060A00800 CO
(NAME)		
328 Harpeth Ridge Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles Gardner and wife, Kimberly Gardner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Branden W. Nichols and Anri Nichols, Husband and Wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 8 on the Plan of Harpeth Trace Estates, Phase One, of record in Plat Book 5200, page 125 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and particular description of the property.

Being the same property conveyed to Charles Gardner and wife, Kimberly Gardner, by deed of record in Instrument Number 20071025-0126340, Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of Harpeth Trace Estates, Phase One, of record in Plat Book 5200, page 125 in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements and liens provided in the Covenants, Conditions and Restrictions of Harpeth Trace Estates of record in Book 5120, pages 208 and 919, Book 5182, page 767, Book 5178, page 138, Book 5182, page 769 and Book 5380, page 357, Register's Office for Davidson County, Tennessee, but omitting any covenants, conditions, or restrictions, if any, bases on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the covenants, conditions, or restrictions (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter of record in Book 5120, page 199, amended in Book 6556, page 693, Register's Office for Davidson County, Tennessee. Easement of record in Book 5597, page 186, Register's Office for Davidson County, Tennessee. Agreement of record in Book 5102, page 956, Register's Office for Davidson County, Tennessee. Right of others in and to the common areas and/or elements.

unimproved ☐

This is improved ☒ property, known as 328 Harpeth Ridge Drive, Nashville, TN 37221

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 17th day of February, 2012.

Charles Gardner

Kimberly Gardner

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 Charles Gardner and Kimberly Gardner, 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 and official seal at Franklin, Tennessee this 17th day of February, 2012.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013