BILL GARRETT, Davidson County
Trans:T20120023965 DEEDWARR
Recvd: 04/03/12 10:05 3 pgs
Fees:18.00 Taxes:1221.00
20120403-0028023

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

ADDRESS NEW OWNER:
Brad Childs
817 Meadow Ridge Ct.
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Primary Residential, Inc.
4750 West Wiley Post Way S-200
Salt Lake City, UT 84116

MAP	**155-16**
GROUP	**A**
PARCEL	**23.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael P. Nicholl and wife, Lise E. Deschenes,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Brad Childs,** unmarried hereinafter called the GRANTEE, his 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. 86 on the Plan of Traceside, a Planned Unit Development, Section Eight, of record in Plat Book 9700, page 659, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael P. Nicholl and wife, Lise E. Deschenes by deed dated July 31, 2002 from Oizhi Xie and wife, Bin Sun of record in Instrument no. 20020802-0093053, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **817 Meadow Ridge Ct., Nashville, Tennessee 37221.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **26th** day of **March, 2012.**

Michael P. Nicholl by Lise E. Deschenes, as attorney-in-fact

Michael P. Nicholl, by Lise E. Deschenes, as attorney-in-fact

Lise E. Deschenes

Lise E. Deschenes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lise E. Deschenes**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledges that she is the Attorney in Fact for Michael P. Nicholl and as Attorney in Fact she executed the within Warranty Deed by signing the name of Michael P. Nicholl as his free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of March, 2012.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 5/4/15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY