WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120028515 DEEDWARR
Recvd: 04/19/12 10:05 2 pgs
Fees:13.00 Taxes:1554.00
20120419-0033455

BOX 10-A

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $420,000.00.

Affiant

Subscribed and sworn to me on April 18, 2012.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25367SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher J. Nickoloff Sarah M. Nickoloff 713 Sweet Cherry Court Nashville, TN 37215	Farmington Financial Group 2002 Richard Jones Road Suite 300A Nashville, TN 37215	131-06-H-082.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard L. Jones and Julie Jones, husband and wife, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto CHRISTOPHER J. NICKOLOFF AND SARAH M. NICKOLOFF, HUSBAND AND WIFE, AND CHRIS A. NICKOLOFF, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot no. 21 on the Plan of Phase 4, Village of Cherry Glen, a planned unit development, of record in book 9700, page 664, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Richard L. Jones, an unmarried man, by Deed from Wellesley Builders, LLC, a limited liability company, of record as Instrument No. 20000410-0035618 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shown on Plan of record in Book 9700, page 664, in the Register's Office for Davidson County, Tennessee.

4. Matters shown on Plan of record in Book 9700, page 182, in said Register's Office.
5. Declaration of Covenants, Conditions and Restrictions for Village of Cherry Glen of record in Book 9882, page 739, amended in Book 11186, page 932, and by Instrument No. 20011206-0134252, in said Register's Office.
6. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, and in Book 9882, page 733, in said Register's Office.
7. Charter of Incorporation for Cherry Glen Association, Inc., of record in Book 9983, page 930, and By-Laws of record as Instrument No. 20000204-0011736, amended and restated in Instrument No. 20000324-0030195 in said Register's Office.
8. Charter of Incorporation Burton Hills Homeowners' Association, Inc., of record in Book 6517, page 505, amended in Book 6921, page 216, in said Register's Office.

This property is also known as improved property located at 713 Sweet Cherry Court, Nashville, TN 37215.

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 GRANTORS does covenant with the said GRANTEES 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 does further covenant and bind themselves, their heirs and assigns, 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 on April 18, 2012.

Richard L. Jones

Julie Jones

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 18, 2012, before me personally appeared Richard L. Jones and wife, Julie Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 18, 2012.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE