WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **5th** day of **September, 2012**

Notary Public

MY COMMISSION EXPIRES: 11/3/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Bartow	NEW OWNER	06215000600
1044 Stanley Dr (NAME) ~~2609 Lishwood Dr~~	(NAME) 1044 Stanley Drive	
(ADDRESS) ~~Nasville, TN 37214~~ Mt Juliet 37122	(ADDRESS) Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Robert Nichols and Heather Nichols, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Bartow, an unmarried person and Carmin Bartow 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:

Land in Davidson County, Tennessee, being Lot No. 125 on the plan of Southerland Heights, Section 111, of record in Book 2663, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Nichols and wife, Heather Nichols, by Warranty Deed from Evelyn Drevenstedt, dated May 31, 2007 of record in Instrument No. 200706080068852, as re-recorded in Instrument No. 200709170110879, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2609 Lishwood Dr, Nasville, TN 37214

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, has 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.

BILL GARRETT, Davidson County
Trans:T20120067151 DEEDWARR
Recvd: 09/07/12 09:31 2 pgs
Fees:13.00 Taxes:288.60
20120907-0081070

Witness our hands this **5th** day of **September, 2012**

Robert Nichols by Ben Wilson Attorney in Fact

Robert Nichols by Ben Wilson, Attorney in Fact

Heather Nichols by Ben Wilson Attorney in Fact

Heather Nichols by Ben Wilson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Ben Wilson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Robert Nichols and Heather Nichols, and who acknowledged that he executed the same as the free act and deed of the said Robert Nichols and Heather Nichols, by virtue of a Power of Attorney, duly executed and appearing of record in ~~Book _____, page _____~~, said Register's Office.

Inst # 20120907 0081069

Witness my hand and official seal, this **5th** day of **September, 2012**

Tabatha Edwards
Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY