WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2013.

Notary Public:

MY COMMISSION EXPIRES: 5-9-14
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lawrence Nicks	NEW OWNER	Parcel ID:
115 Stoners Glen Dr.		075150A11500
Hermitage, TN 37076		

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, we

Bobby J. Downs, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lawrence Nicks and wife, Brenda Nicks
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/Unit No. 115, on the Plan of Phase One, Stoners Glen of record in Instrument 200005260052598, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wayne H. Downs and wife, Bobby J. Downs by deed from Frank Batson Homes, Inc. of record in Instrument 20010117-0005131, said Register's Office, dated January 16, 2001. The said Wayne H. Downs now being deceased.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 200005260052723; Instrument 20001215-0123565; Instrument 20020115-0006136; Instrument 20040115-0006286, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200005260052598, said Register's Office.

The signature of Bobby J. Downs is signed by her duly appointed Attorney-in-Fact, Kelley Streib, pursuant to the Power of Attorney of record in Instrument 20130405-0033772, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 115 Stoners Glen Dr., Hermitage, TN 37076

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 my hand this 3rd day of April, 2013.

Bobby J. Downs by Kelley Streib Attny-in-Fact LS
Bobby J. Downs
By: Kelley Streib, as Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20130027772 DEEDWARR
Recvd: 04/05/13 10:43 2 pgs
Fees:13.00 Taxes:795.50
20130405-0033773

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Kelley Streib, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Bobby J. Downs as her Attorney in Fact as the free act and deed of the within named Bobby J. Downs.

Witness my hand and official seal at Nashville, Tennessee the 3rd day of April, 2013.

My Commission Expires: 9-9-14

Notary Public

