(2)

BILL GARRETT, Davidson County
Trans:T20140007724 DEEDWARR
Recvd: 02/03/14 13:39 2 pgs
Fees:13.00 Taxes:1098.90
20140203-0009425

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $297,000.00.

Affiant

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

Subscribed and sworn before me this the 30th day of January, 2014.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Henry Mahasi 1083 Morton Mill Road Nashville, TN 37221	Same	141-12E-20 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY NICHOLS AND GRACE A. NICHOLS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HENRY MAHASI AND CELESTINE WANJALLA, HUSBAND AND WIFE AND ANGELINE STUMA, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Plan of Harpeth Crest Subdivision, Phase II, as of record in Instrument # 20020403-0040556, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anthony Nichols and Grace A. Nichols, Husband and Wife, by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, dated August 29, 2005, of record in Instrument No. 20050831-0104180, Register's Office for said Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1083 Morton Mill Road, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of January, 2014.

Anthony Nichols

Grace A. Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Nichols and Grace A Nichols, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2014.

My commission expires: 9/9/14

Notary Public

