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 $318,000.00.

Affiant

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

Notary Public
My commission expires: 9/9/14

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anthony James Nichols	USAA Federal Savings Bank	141-15-D-81CO
1083 Morton Mill Rd	10750 McDermott Freeway	
Nashville, TN 37221	San Antonio, TX 78288	

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, GEORGE M. KAMATS AND WIFE, KATHLEEN D. KAMATS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANTHONY JAMES NICHOLS AND GRACE NICHOLS, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of "Sheffield" on the Harpeth, Phase II, a Planned Unit Development, as of record in Book 6900, Pages 410 & 411, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George M. Kamats and wife, Kathleen D. Kamats by Warranty Deed from Conrad K. Rasmussen and wife, Janet Rasmussen of record in Book 9875, Page 26; dated November 30, 1995; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 105 Claytie South, 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.

George M. Kamats

Kathleen D. Kamats

BILL GARRETT, Davidson County
Trans: T20140008074 DEEDWARR
Recvd: 02/04/14 12:09 2 pgs
Fees: 13.00 Taxes: 1176.60

20140204-0009857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, George M. Kamats and Kathleen D. Kamats, 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

