WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140028421 DEEDWARR
Recvd: 04/25/14 12:36 2 pgs
Fees:13.00 Taxes:666.00
20140425-0035037

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE S BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alix Lukas Nichols and Lauren Jane Nichols, husband and wife	New Owner	075120B03500 CO
(NAME) 940 Waynewood Lane	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, George Terry Gant, III and wife, Ali Gant, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alix Lukas Nichols and Lauren Jane Nichols, 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:

The following described tract of land in Davidson County, Tennessee:

Being Lot No. 77 on the Plan of Brookside Woods, Phase 2, Section II, of record in Book 9700, Page 398, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Terry Gant, III, an unmarried man, by deed of record in Instrument Number 20101109-0089884, Register's Office for Davidson County, Tennessee. George Terry Gant, III is now married to Ali Gant. The said Ali Gant hereby joins in this conveyance to waive any marital rights granted to a spouse bylaw, in said property.

Subject to All matters as shown on Plan of Brookside Woods, Phase 2, Section II of record in Book 9700, Page 398, Register's Office for Davidson County, Tennessee. Subject to all matters of record in Book 9700, Page 397 and 398, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 11453, Page 900, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 10444, Page 213, and Book 11103, Page 156, Register's Office for Davidson County, Tennessee. Utility Easement of record in Book 5609, Page 627, Register's Office for Davidson County, Tennessee. Subject to HOA Charter of record in Book 10451, Page 506, Register's Office for Davidson County, Tennessee. Easement for Sewer and storm Drainage of record in Book 11125, Page 436, Register's Office for Davidson County, Tennessee. Subject to all matter of record in Book 9700, Pages 350 and 362, Register's Office for Davidson County, Tennessee. Subject to surveyors correction of record in Book 11346, Page 459, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 940 Waynewood Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23 day of April, 2014.

George Terry Gant III

Ali Gant

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Terry Gant, III and Ali Gant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this the 23 day of April 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122