BILL GARRETT, Davidson County
Trans:T20140076386 DEEDWARR
Recvd: 10/09/14 09:40 2 pgs
Fees:13.00 Taxes:199.80
20141009-0093646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 54,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2014.

Notary Public

My commission expires: 2.11.16

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ESVIN R. SOTO	**NEW OWER**	**14812006600**
882 IRMA DR	**SAME**	
ANTIOCH, TN 37013		

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 ACKNOWLEDGE, WE,

CHARLES R. NICHOLS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ESVIN R. SOTO, AN UNMARRIED MAN

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. 17 on the plan of Section Two - A, Hazelwood Estates, of record in Book 3500, page 27, Register's Office for said County.

Said Lot No. 17 fronts 98.0 feet on the northerly margin of Irma Drive and extends back 41.03 feet on the easterly line and 110 feet on the westerly line to a broken line in the rear, measuring 224.10 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO CHARLES R. NICHOLS and wife, BARSHA R. NICHOLS, BY WARRANTY DEED FROM GARY C. THORN AND WIFE, TERESA THORN, DATED 12/03/1993 AND RECORDED ON 12/07/1993 IN BOOK 9178, PAGE 841, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.BARSHA R. NICHOLS HAVING SINCE DECEASED ON OCTOBER 10, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 882 IRMA DR, ANTIOCH, TN 37013.

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 in 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/our hand(s) this 3rd day of October, 2014.

CHARLES R. NICHOLS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHARLES R. NICHOLS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2014.

Notary Public

My Commission Expires: 2.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY