WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

File No.: ALW-14-6018

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John William Nichols Jr. and Amy Nicole Nichols	SunTrust Mortgage Inc 901 Semmes Ave., RVW 5023	115-08-0-087.00
(NAME)	Richamon, VA 23224	
6018 Bresslyn Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140081218 DEEDWARR
Recvd: 10/28/14 13:52 2 pgs
Fees:13.00 Taxes:2682.50
20141028-0099427

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, THOMAS KING AND WIFE, PATRICIA KING, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **John William Nichols, Jr. and Amy N. Nichols, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

Being Lot No. 18 on the Plan of West Meade Village, as of record in Book 3700, Page 36, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas King and Patricia King, husband and wife by Warranty Deed from Estate of Charlotte Morris by Henrilynn M. Handler, Executrix, also known as Henrilynn Morris Zeitlin, dated May 31, 2011, of record in Instrument Number 20110602-0042005, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6018 Bresslyn Road, Nashville, TN 37205
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 27th day of October, 2014.

Thomas King

Patricia King

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas King and Patricia King, the within named bargainors, 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, this the 27 day of October, 2014.

Notary Public
My Commission Expires: August 23, 2016

(SEAL)



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171