Davidson County DEEDWARR
Recvd: 06/04/15 09:29 2 pgs
Fees:13.00 Taxes:832.13
20150604-0052179

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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054034**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$224~~,900.00. Affiant Subscribed and sworn to before me, this 2nd day of June, 2015. Notary Public My Commission Expires: 5/2019

KATRINA LEWIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 05-20-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chris Spence and Courtney Spence 1704 Northview Drive Nashville TN 37216-3829	~~New Owner~~ People's Home Equity 5205 Maryland Way Suite 100 Brentwood, TN 37027	Tax Parcel ID No. 72-10-355.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Cory Nichols and wife, Ayne W. Nichols** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Spence and Courtney Spence, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

(A) (B) (C) (D)

Land in Davidson County, Tennessee, being Lot 1, Final Plat, Northview Subdivision, as shown on plat of record in Instrument No. 20060829-0106427, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Cory Nichols and wife, Ayne W. Nichols by Warranty Deed from Robert D. Takac and wife, Marsha M. Takac, recorded on the 10th day of May, 2010 in Instrument No. 20100510-0035387, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, NORTHVIEW SUBDIVISION, as recorded in Instrument No. 20060829-0106427.

Easement for Telecommunications, recorded in Instrument Nos. 20120228-0017172 and 20140114-0003779.

Rights of L&N Railroad.

Right-of-Way for Northview Cove.

This is improved property located at 1704 Northview Drive Nashville, TN 37216-3829.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2015.

Richard Cory Nichols

Ayne W. Nichols

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Cory Nichols and Ayne W. Nichols, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

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