2- File: Sidwell

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00 Affiant Subscribed and sworn to before me this 29th DAY OF May, 2015. Notary Public MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)
SR15-8242	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

MICHELLE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Nichols	New Owner (NAME)	
9310 Navaho Drive (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	181020A02000CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JONATHAN A. MASTERS AND KATEE MASTERS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN NICHOLS, A MARRIED MAN, 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:

Land in Davidson County, Tennessee, being Lot No. 20, on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E-3 of Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan A. Masters and wife, Allyson P. Masters by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080327-0030875, Register's Office for Davidson County, Tennessee, dated March 26, 2008 and recorded on March 27, 2008.

Being the same property conveyed to Jonathan A. Masters by Quitclaim Deed from Allyson P. Masters, of record in Instrument No. 20120123-0006102, Register's Office for Davidson County, Tennessee, dated January 5, 2012 and recorded on January 23, 2012.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967, Instrument No. 20060227-0022558, Instrument No. 20060206-0014635, Book 9487, Page 901 and Book 9487, Page 914, Book 2203, Page 579 and Book 2244, Page 11, in connection with the Deed executed by Gulf Interstate Co. to The Columbia Gas System, Inc. in Book 2875, Page 299, ; Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 8242 Lenox Creekside Dr., Antioch, Tennessee 37013
(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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150045902 DEEDWARR
Recvd: 06/10/15 14:25 2 pgs
Fees:13.00 Taxes:647.50
20150610-0054935

Witness my/our hand(s) this 29th day of May, 2015.

Jonathan A. Masters

Katee Masters by Jonathan A. Masters, attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of May, 2015, before me personally appeared Jonathan A. Masters to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Katee Masters, and who acknowledged he/she/they executed the same as the free act and deed of the said Katee Masters.

Witness my hand and official seal, this the 29th day of May, 2015.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

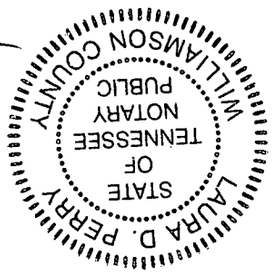
On this the 29th day of May, 2015, before me personally appeared Jonathan A. Masters to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of May, 2015.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959