BILL GARRETT, Davidson County
Trans:T20150050608 DEEDWARR
Recvd: 06/24/15 13:34 2 pgs
Fees:13.00 Taxes:1109.63
20150624-0060645

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $299,900.00.

Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Subscribed and sworn before me this the 18th day of June, 2015.

Notary Public
My commission expires: 3/21/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joni Lynn Nickrent 3060 Cooks Landing Ct Hermitage, TN 37067	New Owner	109-08-0A-017.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TYLER BRUBACK AND ASHLEY BRUBACK, F/K/A ASHLEY GAMMONS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JONI LYNN NICKRENT A MARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Final Plat of Cooks Landing Subdivision of record in Plat at Instrument No. 20110510-0035834, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler Bruback, a single man and Ashley Gammons, a single woman, Tenants-in-Common with right of survivorship by Warranty deed from Citizens Homes, a Delaware Corporation of record in Instrument No. 20121005-0091538 Register's Office for Davidson County, Tennessee, dated September 26, 2012 and recorded on October 05, 2012.

The said Ashley Gammons has since married and is now known as Ashley Bruback.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3060 Cooks Landing Ct, Hermitage, TN 37067.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 18th day of June, 2015.

Tyler Bruback

Ashley Bruback

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tyler Bruback and Ashley Bruback, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2015.

My commission expires:

1/15/17

Notary Public

