BILL GARRETT, Davidson County
Trans:T20150066580 DEEDWARR
Recvd: 08/11/15 09:02 2 pgs
Fees:13.00 Taxes:962.00
20150811-0080102

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2015. Notary Public My commission expires: 9-20-2017

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Wile	Same	**Map\Parcel: 126-15-0A-222.00-CO**
8024 Boone Trace		
Nashville, TN 37221		

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,

Maribeth R. Nicholson and husband John D. Nicholson, III, wife and husband

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

Joseph Wile, 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. 200 on the Plan of Section Five, Boone Trace at Biltmore of record in Plat at Instrument No. 20000622-0062086, 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 Maribeth R. Nicholson and husband John D. Nicholson, III by Warranty deed from Vince Sparks and wife, Maybelle T. Sparks of record in Instrument No. 20080604-0056971 Register's Office for Davidson County, Tennessee, dated May 30, 2008 and recorded on June 04, 2008.
Being also known as 8024 Boone Trace Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record as Instrument Number 20000622-0062086, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 657; Book 9342, Page 312; Book 9735, Page 931; Book 10032, Page 813; Book 10306, Page 817, and Book 11455, Page 443, Instrument No. 20000126-0008529, Instrument No. 20010717-0075902 and Instrument No. 20001211-0121618, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or

restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of Homeowners Association of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee.
Easement(s) of record in Book 8992, Page 63 and Book 9665, Page 420 in the aforesaid Register's Office.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 8024 Boone Trace Nashville, TN 37221.

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 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 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 29th day of July, 2015.

Maribeth R. Nicholson by John D. Nicholson, III attorney-in-fact
Maribeth R. Nicholson by John D. Nicholson, III
Attorney-in-Fact

John D. Nicholson, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **John D. Nicholson, III** the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.
Witness my hand, at office, this 29th day of July, 2015.

Notary Public

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 05/30/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public personally appeared **John D. Nicholson, III** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Attorney-in-Fact for **Maribeth R. Nicholson** and being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney.
Witness my hand this 29th day of July, 2015

Notary Public

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 05/30/2017

File #: **315147**