BILL GARRETT, Davidson County
Trans:T20150077465 DEEDQC
Recvd: 09/11/15 11:36 2 pgs
Fees:12.00 Taxes:0.00
20150911-0092449

This Instrument Prepared By:

Tommy Edmondson
Attorney at Law
800 Broadway 3rd floor
Nashville, Tennessee 37203

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F)

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
James M. Nicholas & Celia S. Nicholas, Trustees U/I/T the Nicholas Family Revocable Living Trust dtd. May 11, 2015 12608 Goddard Ave. Overland Park, KS 66213	Regions Bank d/b/a Regions Mortgage 2050 Pkwy Office Cir Birmingham, AL 35244	075120F03800CO

QUITCLAIM DEED

For and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, James M. Nicholas, a married man, hereinafter GRANTOR, hereby releases, remises forever and quitclaims unto James M. Nicholas and Celia S. Nicholas, as Trustees U/I/T The Nicholas Family Revocable Living Trust dated May 11, 2015, hereinafter GRANTEE, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described more particularly as follows:

Land in Davidson County, Tennessee, being Lot 38 AKA Unit 306, Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James M. Nicholas, a married man, by deed from Shannon M. Spinks and Sean P. Spinks, Wife and Husband of record in Instrument No. 20150601-0050344, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Instrument No. 20050525-0059119, in the Register's Office of Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded as Instrument No. 20050525-0059119 and First Amendment recorded in Instrument Number 20080103-0000699, in the Register's Office of Davidson County, Tennessee.

Sanitary Sewer Easement recorded on April 21, 1967 in Book 4123, Page 640 and Book 9792, Page 341, in the Register's Office of Davidson County, Tennessee.

Utility Codes Letter for Detached Structure recorded on April 11, 1997 in Book 10413, Page 841, in the Register's Office of Davidson County, Tennessee.

Boundary Survey recorded on May 17, 2005 in Instrument Number 20050517-0055768, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivisions/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is made and accepted subject to an indebtedness secured by a deed of trust on the premises held by Regions Bank d/b/a Regions Mortgage dated 5/28/15, and recorded in Instrument Number 20150601-0050345, Register's Office for Davidson County, Tennessee.

This is improved property known as 735 Tulip Grove Road, Apartment 306, Hermitage, TN 37076.

WITNESS my hand this 1 day of Sept, 2015.

James M. Nicholas

STATE OF Kansas)
COUNTY OF Johnson)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, James M. Nicholas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee,~~ Overland Park, Kansas DC this 1st day of September, 2015.

Debora L. Clark
Notary Public
My Commission Expires: 8/7/2017

DEBORA L. CLARK
Notary Public, State of Kansas
My Appointment Expires 8/7/2017