WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150101694 DEEDWARR
Recvd: 12/01/15 15:03 2 pgs
Fees: 13.00 Taxes: 1988.75
20151201-0121201

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 7/30/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
James Stewart Nicol, Sr.	First Internet Bank of Indiana	
(NAME)	(NAME)	12400011800
3241 Thoroughbred Dr.	8888 Keystone Crossing; Suite 1700	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Indianapolis, IN 46240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151969

For and 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 acknowledged, I/we, Steven E. Jones and wife, Donna Ann Jones , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto James Stewart Nicol, Sr., 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 9, on the plan of the Final Plat of the Bridle Path Subdivision, Section V, which is of record in Book 9700, Page 212, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Steven E. Jones and wife, Donna Ann Jones by Quitclaim Deed from Steven E. Jones, dated July 25, 2013 and filed of record in Instrument No. 2013076-0078119, Register's Office for Davidson County, Tennessee.

Subject to Restrictions for Detached Structures of record in Instrument No. 20080516-0050614, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 3241 Thoroughbred Dr., Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of November, 2015

Steven E. Jones

Donna Ann Jones

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Steven E. Jones and wife, Donna Ann Jones, 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, at office, this 24th of November, 2015.

Notary Public
My Commission Expires: 3-01-16

