BILL GARRETT, Davidson County
Trans:T20160010536 DEEDWARR
Recvd: 02/08/16 12:42 2 pgs
Fees:13.00 Taxes:973.10
20160208-0011921

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2358

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donna J. Nichols Daniel Rippy 6325 Sweetgum Lane Nashville, TN 37221	New owner	155080B01600CO

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $263,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2016.

Notary Public

My Commission Expires: June 19, 2018
(Affix Seal)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Jason W. Holland and wife, Peyton B. Holland,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Donna J. Nichols and Daniel Rippy, unmarried, as joint tenants with rights of survivorship,** 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. 16, on the Plan of Phase 1 of South Colony at Riverbend, of record in Plat Book 6900, Page 271, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason W. Holland and wife, Peyton B. Holland by Warranty Deed from Daryl Pater, recorded on the 19th day of September, 2011 in Instrument No. 20110919-0072554, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **6325 Sweetgum Lane, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **3rd** day of **February, 2016.**

GRANTOR(S)

Jason W Holland

Peyton B Holland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jason W Holland and Peyton B Holland** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **3rd** day of **February, 2016.**

Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019