THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,650,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF February, 2016 Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160014308 DEEDWARR
Recvd: 02/22/16 10:49 2 pgs
Fees: 13.00 Taxes: 6105.00
20160222-0016519

PRISCILLA C. GRABEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Nick	NEW OWNER	MAP
120 Taggart Avenue		PARCEL 130-05-0-078.00
Nashville, TN 37205-4427		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **John Bennet Waters, Jr. and Jane Pope Waters husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Nick and Alpa Nick, husband and wife**

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. 9, Block "G" on the Plan of 2nd Revised Plan of Highlands of Belle Meade No.2, Blocks E, F, G, H and K of record in Plat Book 1130, Page 72, 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 John Bennet Waters, Jr. and Jane Pope Waters, husband and wife by Warranty deed from The Focus Group of Tennessee, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150730-0075218 Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 30, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **120 Taggart Avenue, Nashville, TN 37205-4427.**

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. 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 _____ hand( ) this the _____ day of February, 2016.

John Bennet Waters, Jr.

Jane Pope Waters

STATE OF North Carolina
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Bennet Waters, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12 day of February, 2016.

My Commission expires: May 5, 2018

Lisa A. Cawlfield
Notary Public

LISA A CAWLFIELD
Notary Public
Orange County
North Carolina
My Commission Expires May 5, 2018

STATE OF North Carolina
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jane Pope Waters** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12 day of February, 2016.

My Commission expires: May 5, 2018

Lisa A Cawlfield
Notary Public

LISA A CAWLFIELD
Notary Public
Orange County
North Carolina
My Commission Expires May 5, 2018