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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16047219**<br><br>BILL GARRETT, Davidson County<br>Trans:T20160047343 DEEDWARR<br>Recvd: 06/06/16 10:31 2 pgs<br>Fees:13.00 Taxes:821.40<br>20160606-0056634 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $222,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 2nd day of June, 2016.<br><br>Notary Public<br>My Commission Expires:<br><br>WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 10, 2018 |

## WARRANTY DEED

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| Address New Owner:<br>Guy Bradley and Lisa Bradley<br>7277 Charlotte Pike #223<br>Nashville TN 37209-5042 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>114080C08600CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin T. Nichols and Ellen R. Nichols, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Guy Bradley and Lisa Bradley, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 83 on the Plan of West Park Phase 2 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541 as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, Restrictions and By-Laws for West Park Homeowner's Association Inc., of record in Instrument No. 20041221-0151636, on a plan of West Park, Phase Two of record in Instrument No. 20041112-0136248, said Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Benjamin T. Nichols and wife, Ellen R. Nichols by Warranty Deed from Tara T. Holmes, unmarried, recorded on the 30th day of July, 2007 in Instrument No. 20070730-0090012, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plan of WEST PARK, as recorded in Instrument No. 20040304-0024541 and 20041112-0136248.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541 , as amended by instrument(s) of record in Instrument Nos. 20041221-0151636, 20050222-0018812 and 20060202-0013378; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

An Overhang Easement for electric power lines and incidental use over a portion of the property granted to The Metropolitan Government by The Eldorado Company of record in Deed Book 6301 at Page 684, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record as Instrument Number 20030530-0073233, and Instrument Number 20051123-0141922, Register's Office for Davidson County, Tennessee.

Subject to all matters on the PUD Boundary Plan of West Park Phase 2 of record as Instrument Number 20041112-0136248, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Common Areas recorded at Instrument No. 20120731-0067330.

Boundary Plan recorded at Instrument No. 20040624-0075136.

This is improved property located at 7277 Charlotte Pike #223 Nashville TN 37209-5042

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2nd day of June, 2016.

Benjamin T. Nichols

Ellen R. Nichols

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin T. Nichols and Ellen R. Nichols, with whom I am personally aequainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018