28459-8 Box 14

return to: Attorneys Title Company, Inc.

BILL GARRETT, Davidson County
Trans:T20160049549 DEEDWARR
Recvd: 06/13/16 08:53 2 pgs
Fees:13.00 Taxes:1174.75
20160613-0059252

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $317,500.00.

Affiant

Subscribed and sworn before me this the 10th day of June, 2016.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alexander Nickle 7028 Northridge Dr. Nashville, TN 37221-5315	Bank of America, N.A. P.O. Box 650070 Dallas, TX 75265-0070	142130A02000CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM LEWIS AND AUDRA LEWIS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALEXANDER W. NICKLE AND NICOLE NICKLE,HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Riverside, Phase 1A, of record in Plat Book 6050, Page 440, 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 William Lewis and wife, Audra Lewis by Warranty Deed from Edward Joseph Hutchison, unmarried, of record in Instrument No. 20100629-0050512, Register's Office for Davidson County, Tennessee, dated June 28, 2010 and recorded on June 29, 2010, as corrected by Scrivener's Affidavit in Instrument No. 20100708-0053502, in said Register's Office.

Being also known as 7028 Northridge Dr., Nashville, TN 37221-5315

Subject to all Easements and Restrictions of record.

THIS IS ✓IMPROVED PROPERTY KNOWN AS 7028 Northridge Dr., Nashville, TN 37221-5315.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 10th day of June, 2016.

William Lewis

Audra Lewis by William Lewis Attorney in Fact
Audra Lewis
By: William Lewis. Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Lewis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of June, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared William Lewis with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of satisfactory evidence, by Specific Power of Attorney dated June 8, 2016, and who acknowledged that he executed the same as the free act and deed of Audra Lewis.

Witness my hand and official seal this 10th day of June, 2016

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY