Davidson County DEEDWARR
Recvd: 06/28/16 11:50 3 pgs
Fees:18.00 Taxes:795.13
20160628-0065847

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160165

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2016.

NOTARY PUBLIC

My commission expires: 4-24-18

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Rosa and Alysse Craft 940 Waynewood Lane Nashville, TN 37076	New Owner	075 12 0B 035.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars ($214,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALIX LUKAS NICHOLS AND LAUREN JANE NICHOLS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **BRYAN ROSA, A SINGLE MAN, AND ALYSSE CRAFT, A SINGLE WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 77 on the Plan of Brookside Woods, Phase 2, Section II, of record in Book 9700, page 398, amended in Book 11346, page 459 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alix Lukas Nichols and Lauren Jane Nichols, husband and wife, by Warranty Deed from George Terry Gant, III and wife, Ali Gant, dated 4/23/2014, recorded 4/25/2014, of record in Instrument No. 20140425-0035037, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 940 Waynewood Lane, Nashville, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

163492

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of June, 2016.

Lauren Jane Nichols

LAUREN JANE NICHOLS

Alix Lukas Nichols by Lauren Jane Nichols, attorney-in-fact

ALIX LUKAS NICHOLS BY LAUREN JANE NICHOLS, ATTORNEY-IN-FACT

POA filed of record in Book ____ Page ____.

20160628-0065846

STATE OF Kentucky
COUNTY OF Graves

Personally appeared before me, a Notary Public, Lauren Jane Nichols with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of June, 2016.

CHARITY LANGHI
Notary Public
State at Large
Kentucky
My Commission Expires Sep 2, 2018

Charity Langhi
Notary Public
My commission expires: 09-02-2018

STATE OF Kentucky
COUNTY OF Graves

Personally appeared before me, a Notary Public, Lauren Jane Nichols, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Alix Lukas Nichols, and acknowledged that she executed the same as the free act and deed of the said Alix Lukas Nichols,.

WITNESS my hand and seal, this the 22nd day of June, 2016.

CHARITY LANGHI
Notary Public
State at Large
Kentucky
My Commission Expires Sep 2, 2018

Charity Langhi
Notary Public
My commission expires: 09-02-2018

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith