WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1866

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1866

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Ron Nichols 1318 State Blvd Franklin, TN 37064	NEW OWNER	147-6-125.00

BILL GARRETT, Davidson County
Trans:T20160057789 DEEDWARR
Recvd: 07/07/16 10:09 2 pgs
Fees:13.00 Taxes:777.00
20160707-0069464

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2016.

ROBIN L FRIEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Notary Public

My Commission Expires: 7-2-2018
(Affix Seal)

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 **Kyle Cincere, Renada Cincere, formerly known as Renada Silver, and Hank Cincere, as joint tenants with right of survivorship,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William Ron Nichols, a married man, as his sole and seperate property,** 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. 8 on the Plan of Caldwell Hall, Section 1, Revised, as of record in Book 2900, pages 19-21, revised in Book 2900, pages 57-59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kyle Cincere, Renada Silver, and Hank Cincere, as joint tenants with right of survivorship by Quitclaim Deed from Kyle Cincere, dated September 28, 2006, recorded September 19, 2006, of record in Instrument No. 20060919-0115967, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Kyle Cincere by Warranty Deed from Don F. Schleicher and Jodi M. Schleicher, husband and wife, dated September 18, 2006, recorded September 19, 2006, of record in Instrument No. 20060919-0115965, said Register's Office

This is ☒ Improved OR ☐ Unimproved property located at: **4803 Blackman Court, Nashville, TN 37211**

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

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 **1st** day of **July, 2016.**

GRANTOR(S)

Kyle Cincere

Renada Cincere

Hank Cincere

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 **Kyle Cincere, Renada Cincere and Hank Cincere** 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 **1st** day of **July, 2016.**

ROBIN L FRIEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Notary Public
My Commission Expires: 7-2-2018