BILL GARRETT, Davidson County
Trans:T20160064110 DEEDWARR
Recvd: 07/26/16 10:50 2 pgs
Fees:13.00 Taxes:580.90

20160726-0076729

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $157,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2016.

Notary Public

My Commission Expires: 10-30-19

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Robert E. Higgins, Jr.<br>3415 West End Avenue #806<br>Nashville, TN 37203 | SAME | 104-06-0A-082.00 |

# 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, **Robert M. Nichols, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert E. Higgins, Jr., a single man**, 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 806, on the plan of Continental Condominium, according to the Master Deed of record in Book 5862, page 589; as amended and supplemented in Book 6135, page 788; Book 6435, page 549; Book 7475, page 137; and in Instrument No. 20051024-0128399, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of record in Plat Book 5200, pages 399-401, as amended in Book 6135, page 788 and in Book 6435, page 549, said Register's Office, for more complete details as to location and placement of such Unit.

Being the same property conveyed to Robert M. Nichols by Warranty Deed from Johnny O. Wyatt, a single man, dated October 20, 2014, recorded October 29, 2014, of record in Instrument No. 20141029-0099594, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Johnny O. Wyatt, a single man by Warranty Deed from Richard L. Ferguson, a married man, dated November 16, 2005, recorded November 18, 2005, of record in Instrument No. 20051118-0139873, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: 3415 West End Avenue Unit 806, Nashville, TN37203

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 the 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 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 19th day of July, 2016.

**Robert M. Nichols**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Robert M. Nichols**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th 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: 7-4-2018