Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160066001 DEEDQC
Recvd: 08/01/16 14:57 2 pgs
Fees:12.00 Taxes:0.00
20160801-0079197

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Kathryn Nichols and Jonathon T. Kresse 8242 Lenox Creekside Drive Antioch, TN 37013-4676	New Owner	Map Parcel 181-02-0A-020.00-CO

For and in consideration of the sum of $10.00 cash in hand paid, **John M. Nichols**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Kathryn Nichols and Jonathon T. Kresse, as tenants in common with rights of survivorship**, all of his/her/our rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, as shown on the plan of Lenox Creekside, Phase I, filed as Exhibits E1, E2 and E-3 to and established by the Master Deed of record in Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jonathan A. Masters, sole owner by Quitclaim deed from Allyson P. Masters of record in Instrument No. 20120123-0006102 Register's Office for Davidson County, Tennessee, dated January 05, 2012 and recorded on January 23, 2012. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to John Nichols, a married man by Warranty deed from Jonathan A. Masters and Katee Masters, husband and wife of record in Instrument No. 20150610-0054935 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 10, 2015. (Value of consideration shown in aforementioned deed $175,000.00.)

Being the same property conveyed to K. Thomas Sidwell, Trustee by Quitclaim Deed from John Nichols of record in Instrument No. 20150610-054936, Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 10, 2015 and within the same deed the said K. Thomas Sidwell, Trustee conveyed his interest in the subject property to John M. Nichols, Kathryn Nichols and Jonathon T. Kresse, as Tenants in Common with rights of survivorship and Scrivener' s Affidavit recorded on July 02, 2015 in Instrument No. 20150702-0064321, Register's Office for Davidson County, Tennessee.

This is improved property known as **8242 Lenox Creekside Drive, Antioch, TN 37013-4676.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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, the GRANTOR has hereunder set his/her/our hand(s) this 21 day of July, 2016.

GRANTOR:

John M. Nichols

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, John M. Nichols with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of July, 2016.

AMY DIETERLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires:

9-11-17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 21 day of July, 2016.

AMY DIETERLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires:

9-11-17