WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160088463 DEEDWARR
Recvd: 10/07/16 09:26 2 pgs
Fees: 13.00 Taxes: 1350.50
20161007-0106184

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 6/4/17

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sheala H. Nichols	Sheala H. Nichols	172-09-0-A-186.00 CO
(NAME)	(NAME)	
1213 Banbury Row	1213 Banbury Row	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Nathan K. Zapp and wife, Marissa R. Zapp, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheala H Nichols and Jason G Nichols, wife and husband,** 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, TN, BEING Lot No. 182 on the Final Plat of Section Five-A, Banbury Crossing, a Planned Unit Development, of record at Instrument No. 20020830-0105357, Register's Office for Davidson County, TN, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Nathan K. Zapp and wife, Marissa R. Zapp, by Warranty Deed from The Jones Company of Tennessee, L.L.C., dated June 13, 2003, of record in Instrument No. 20030620-0085600, Register's Office for Davidson County, Tennessee. AND

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20020830-0105357; Restrictions of record in Book 4148, page 261; Book 4693, page 961; Book 10369, page 48; Book 10962, page 516; Book 10970, page 943; Book 11218, page 180; Instrument No. 20010523-0053234, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681; By-Laws of record in Instrument No. 20020610-0070239; Articles of Incorporation/ Charter of record in Book 11187, page 575; and Stormwater Detention Agreement of record in Instrument No. 20000111-0004044, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1213 Banbury Row, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 30th day of September, 2016.

Nathan K. Zapp

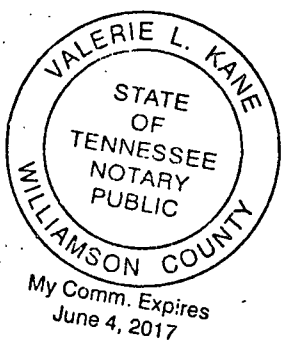
Marissa R. Zapp

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Nathan K. Zapp and Marissa R. Zapp, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of September, 2016.

Notary Public Valerie Kane
My Commission Expires: 6/4/17



File No.: 23907