Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of October, 2016

Notary Public
Commission Expires: 4-7-2018

BILL GARRETT, Davidson County
Trans:T20160092183 DEEDWARR
Recvd: 10/19/16 09:18 2 pgs
Fees:13.00 Taxes:795.50
20161019-0110314

Address of New Owner	Send Tax Bills To:	Map & Parcel
Graham Nichols 4803 Blackman Court Nashville, TN 37211	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064	147-06-0-125.00

WARRANTY DEED

FOR AND IN 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, I/WE,

William Ron Nichols, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Graham Nichols, unmarried

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 One (Revised), as of record in Plat Book 2900, Pages 57-59, which revised Plat Book 2900, Pages 19-21, 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 William Ron Nichols, a married man, by Warranty Deed from Kyle Cincere, Renada Cincere, formerly known as Renada Silver, and Hank Cincere, as joint tenants with right of survivorship, dated 7/1/16 and recorded 7/7/16 in Instrument No. 20160707-0069464; and being the same property previously conveyed to Kyle Cincere, Renada Silver and Hank Cincere, by Quitclaim Deed from Kyle Cincere, dated 9/18/06 and recorded 9/19/06 in Instrument No. 20060919-0115967, as corrected by Scrivener's Affidavit recorded 6/28/16 in Instrument No. 20160628-0066056; and being the same property previously conveyed to Kyle Cincere, by Warranty Deed from Don F. Schleicher and Jodi M. Schleicher, husband and wife, dated 9/18/06 and recorded 9/19/06 in Instrument No. 20060919-0115965, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4803 Blackman Court, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of October, 2016.

William Ron Nichols

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Ron Nichols, a married man** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 14th day of October, 2016.

Notary Public
My Commission Expires: 9-16-18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Seal)