BILL GARRETT, Davidson County
Trans:T20160095666 AFFIDAVIT
Recvd: 10/28/16 15:33 4 pgs
Fees:22.00 Taxes:0.00
20161028-0114388

Prepared by:
Wagon Wheel Title
202 South 11th Street
Nashville, TN 37206

SCRIVENER'S AFFIDAVIT

State of Tennessee
County of Davidson

The undersigned, Steven T. Morris, being first duly sworn, deposes and makes oath as follows:

I prepared the following documents:

1. Warranty Deed dated October 13th, 2016, from Steven Douglas Nickens Sr., Henry Lee Nickens, Ronald Wayne Nickens, and Larry Eugene Nickens, to SevenHills Properties, Inc., which was recorded at Instrument No. 20161019-0110628, Register's Office for Davidson County, Tennessee;

The Warranty Deed did not reflect that the life estate retained by Mildred L. Newman expired on June 17th, 2015, the date of her death, as recorded in her Death Certificate dated June 23rd, 2015 by the Tennessee Department of Health. To correct that error, the following sentence is hereby added to the derivation:

The life estate retained by Mildred L. Newman expired on June 17th, 2015, the date of her death.

Witness my hand this 27th day of October, 2016.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven T. Morris, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

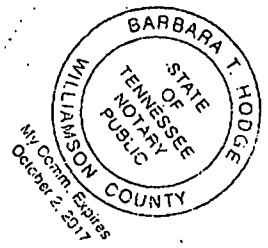
Witness my hand and official seal this 27th day of October, 2016.

Notary Public

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

BILL GARRETT, Davidson County
Trans:T20160092457 DEEDWARR
Recvd: 10/19/16 14:12 3 pgs
Fees:18.00 Taxes:806.60
[redacted]
20161019-0110628

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $218,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of October, 2016.

Notary Public

My commission expires: 10/2/17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
SevenHills Properties, Inc. 6600 Peachtree Dunwoody Rd Suite 390 Atlanta, GA 30328	New Owner	091-06-0-035-00

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVEN DOUGLAS NICKENS SR., HENRY LEE NICKENS, RONALD WAYNE NICKENS, AND LARRY EUGENE NICKENS***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEVENHILLS PROPERTIES, INC., A GEORGIA CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 13, Revised Preliminary Plan of Morrow Road Subdivision, not of record, described according to a survey made by W. W. Turner Company, Engineers, May 1949, as follows:

Beginning on the northerly margin of Morrow Road, at the corner of Lots Nos. 12 and 13, said point also being 680 feet east of the easterly margin of 60th Avenue North; thence with the line between two lots, northwardly 125 feet to the northeast corner of Lot no. 12; thence eastwardly 70 feet to the northwest corner of Lot No. 14; thence with the line between Lots Nos. 13 and 14, southwardly 125 feet to the northerly margin of Morrow Road; thence with same, westwardly, 70 feet to the beginning.

Being the same property conveyed to Henry L. Nickens, Ronald Wayne Nickens, Larry Eugene Nickens and Robert Leroy Nickens by Quitclaim deed from Mildred L. Newman, married of record in Instrument No. 20041202-0143695 Register's Office for Davidson County, Tennessee, dated November 4, 2004 and recorded on December 2, 2004.

Being the same property conveyed to Ronald Wayne Nickens, Larry Eugene Nickens and Robert Leroy, Steve Nickens by Quitclaim deed from Henry L. Nickens, married of record in Instrument No. 20051017-0124886 Register's Office for Davidson County, Tennessee, dated October 7, 2005 and recorded on October 17, 2005.

Being the same property conveyed to Mildred L. Newman by Quitclaim deed from Ronald Wayne Nickens, Larry Eugene Nickens and Robert Leroy Nickens and Steve Nickens of record in Instrument No. 20051020-0126607 Register's Office for Davidson County, Tennessee, dated October 20, 2005 and recorded on October 20, 2005.

Nickens of record in Instrument No. 20051020-0126607 Register's Office for Davidson County, Tennessee, dated October 20, 2005 and recorded on October 20, 2005.

Being the same property conveyed to Mildred L. Newman by Quitclaim deed from Ronald Wayne Nickens, Larry Eugene Nickens, Robert Leroy Nickens, and Henry L. Nickens of record in Instrument No. 20060908-0111705 Register's Office for Davidson County, Tennessee, dated September 5, 2006 and recorded on September 8, 2006.

Being the same property conveyed to Ronald Wayne Nickens, Larry Eugene Nickens, Robert Leroy Nickens and Henry L. Nickens by Quitclaim deed from Mildred L. Newman of record in Instrument No. 20060118-0006876 Register's Office for Davidson County, Tennessee, dated January 10, 2006 and recorded on January 18, 2006.

Being the same property conveyed to Steven Douglas Nickens Sr., Henry Lee Nickens, Ronald Wayne Nickens, Larry Eugene Nickens and Robert Leroy Nickens by Quitclaim deed from Mildred Lee Newman, married of record in Instrument No. 20120703-0058378 Register's Office for Davidson County, Tennessee, dated January 10, 2012 and recorded on July 3, 2012.

Being the same property conveyed to Steven Douglas Nickens Sr. by Quit Claim deed from Robert Leroy Nickens of record in Instrument No. 20151207-0123119 Register's Office for Davidson County, Tennessee, dated December 7, 2015 and recorded on December 7, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

*Sellers are married but property is not the residence of sellers or sellers' spouses.

This is improved property known as 5814 Morrow Rd, Nashville, TN 37209-1937.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of October, 2016.

Steven Douglas Nickens Sr.

Henry Lee Nickens

Ronald Wayne Nickens

Larry Eugene Nickens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven Douglas Nickens Sr., Henry Lee Nickens, Ronald Wayne Nickens, and Larry Eugene Nickens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of October, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017