WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160095846 DEEDWARR
Recvd: 10/31/16 10:15 2 pgs
Fees: 13.00 Taxes: 647.50
20161031-0114632

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose Gomez	Jose Gomez	150-1 Parcel 225
(NAME)	(NAME)	
2817 Creekview Drive	2817 Creekview Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David Nicholson and Donna Nicholson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jose Gomez, an unmarried man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot 676, as shown on the map entitled Edge-O-Lake Estates, Section 16, of record in Plat Book 4175, page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Nicholson and Donna Nicholson, husband and wife, by Warranty Deed from Markku O. Seppanen of record in Instrument No. 2005055100052634, in the Register's Office for Davidson County, Tennessee dated May 6, 2005 and recorded on May 10, 2005, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 4175, page 157, said Register's Office; and Restrictive Covenants of record in Book 4468, page 565, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes.

unimproved ☐

This is improved ☑ property, known as 2817 Creekview Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 my/our hands this 28th day of October, 2016.

David Nicholson

Donna Nicholson

State of Tennessee
County of Rutherford

Personally appeared before me David Nicholson and Donna Nicholson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2016.

Notary Public
My Commission Expires: 4/24/18

File No.: 14488

