BILL GARRETT, Davidson County
Trans:T20160103657 DEEDWARR
Recvd: 11/23/16 10:11 2 pgs
Fees:13.00 Taxes:814.00
20161123-0123658

Record & Return

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M165553

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this the 18 day of November, 2016.

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Heathman S. Nichols 5204 Village Trace Nashville, TN 37211	First National Bank of Tennessee 1101 R.O.C. Lane Ruston, LA 71270	161-10-0-B-037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James Donald Childs III and Callie Lane Childs**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Heathman S. Nichols,** 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 Davision County, Tennessee Being Lot 228, on the Plan of Villiage Brentwood, Phase five of record in Plat Book 6900 Page 896, to which plan referene is hereby made for a more complete description thereof.

Being the same property conveyed to James Donald Childs III and Callie Lane Childs as Husband and Wife by Special Warranty Deed from Federal National Mortgage Association, recorded on the 15th day of November, 2011 in Instrument No. 20111115-0089159, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 5204 Village Trace, Nashville, TN 37211

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes for 2016 have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to the GRANTOR who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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, Grantor has executed this instrument on this 18 day of November, 2016.

James Donald Childs III

Callie Lane Childs

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **James Donald Childs III and Callie Lane Childs**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18 day of November, 2016.

Notary Public
My Commission expires:
4-28-19

