BILL GARRETT, Davidson County
Trans:T20160111414 DEEDWARR
Recvd: 12/19/16 13:36 2 pgs
Fees:13.00 Taxes:351.50
20161219-0133010

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1363

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.4.2020

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
AMY N. GARDNER **206 Hickory Hill Court, Unit 4** **Nashville, TN 37214**	SAME	**096070A00900CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, TERRIE L. NICHOLSON, unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY N. GARDNER, single woman**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 5, Unit 4, on the plan of Bianca Square, a Horizontal Property Regime, of record in Book 5800, Page 101, with the Condominium Site Plan showing in Book 5200, Page 661, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terrie L. Nicholson, Unmarried, by Quitclaim Deed from William C. Nicholson and wife, Elizabeth F. Nicholson of record in Instrument Number 20080527-0053611, Register's Office for Davidson County, Tennessee and being the same property conveyed to Terrie L. Nicholson, unmarried and William C. Nicholson and wife, Elizabeth F. Nicholson by Special Warranty Deed from Third National Bank in Nashville, of record in Book 8642, page 90, Register's Office for Davidson County, Tennessee.

This is improved property known as 206 Hickory Hills Court, Unit 4, Nashville, Tennessee 37214

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 hand this 15th day of December, 2016.

Terrie L. Nicholson
TERRIE L. NICHOLSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named TERRIE L. NICHOLSON, Unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2016.

Marka L. Nettle
Notary Public

My Commission Expires: 12/18/2017