AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170210767

BILL GARRETT, Davidson County
Trans:T20170022357 DEEDWARR
Recvd: 03/16/17 09:53 2 pgs
Fees:13.00 Taxes:2216.30
20170316-0025628

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $599,000.00.

Affiant

TAHIRA J. PSUTKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

Subscribed and sworn to before me, this 23rd day of February, 2017.

Notary Public
My Commission Expires: 7-30-17

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert W. Nichols and Mary Diane Nichols 1615 Old Hickory Boulevard Brentwood TN 37027	New Owner	Tax Parcel ID No. 008O-C-062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Huddleston and Lee Huddleston, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert W. Nichols and Mary Diane Nichols, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Williamson County, Tennessee, being Lot(s) 60, as shown on the map entitled Derby Glen Close, of record in Plat Book 21, page 2, Register's Office for Williamson County, Tennessee and of record in Plat Book 6250, page 90, 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 J. HUDDLESTON and wife, LEE HUDDLESTON, by deed from STEPHEN G. ERWIN, of record in Book 2475, page 414, Williamson County, Tennessee and in Instrument No. 20020911-0110330, Davidson County, Tennessee, dated June 4, 2002, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 008O-C-062.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 21, page 2, Williamson County, Tennessee and Plat Book 6250, page 90, Davidson County, Tennessee, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 473, page 328,

Williamson County, Tennessee and Book 7547, page 503 and re- recorded in Book 7549, page 568, Davidson County, Tennessee .

This is improved property located at 1615 Old Hickory Boulevard Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 23rd day of February, 2017.

J. Huddleston

Lee Huddleston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Huddleston and Lee Huddleston, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018