(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37242

BILL GARRETT, Davidson County
Trans:T20170041883 DEEDWARR
Recvd: 05/17/17 10:26 2 pgs
Fees:13.00 Taxes:836.20
20170517-0048808

THIS INSTRUMENT WAS PREPARED BY
Waldeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nikita Armstrong Nichols	New Owner	
(NAME)	(NAME)	
486 Huntington Ridge Drive		161-11-A 109 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHRISTOPHER A. DECUIR AND REIJIN S. DECUIR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NIKITA ARMSTRONG NICHOLS, AN UNMARRIED WOMAN**, 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 Davidson County, Tennessee, being Unit No. 109 on the Plan of Final Plat Revision One, Huntington Ridge Townhouse Condominiums, of record in Book 9700, page 846, Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, Amendment to Declaration of record in Book 4889, page 905, Second Amendment to Declaration of record in Book 5394, page 243, Notice of Board Resolution of record in Instrument No. 20110331-0024865, Bylaws of record in Book 7423, page 762, Amended and restated Bylaws of record in Instrument No. 20080324-0029069, Amendment to the Bylaws of record in Instrument No. 20130724-0076332, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description and accurate description.

Being the same property conveyed to Christopher A. Decuir and wife, Reijin S. Decuir, by deed from Patrick Decuir and wife, Desmarie J. Decuir, of record in Instrument No. 20070702-0078702, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 486 Huntington Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 May, 2017

CHRISTOPHER A. DECUIR, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

REIJIN S. DECUIR, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of May, 2017, before me personally appeared Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher A. Decuir and Reijin S. Decuir and acknowledged that he executed the same as the free act and deed of Christopher A. Decuir and Reijin S. Decuir.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2017.

Commission expires:

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

Notary Public