THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411608**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $824,500.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170042890 DEEDWARR
Recvd: 05/19/17 13:44 2 pgs
Fees:13.00 Taxes:3050.65
20170519-0050056

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-10-2018

WARRANTY DEED

Address New Owner: Raymond A. Hensler and Kindy K. Hensler 1206 NICHOL LANE Nashville TN 37205-4420	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-09-149.00

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, **Edward D. O'Day, Trustee of The 1206 Nichol Lane Trust dated December 10, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Raymond A. Hensler and Kindy K. Hensler, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 6 of Block 3 on the Plan of the Highlands of Belle Meade No. 1, as of record in Book 547, Page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 6 fronts 160 feet on the Easterly side of Nichol Lane, formerly Midland Drive and runs back 334-1/2 feet on the Northerly line and 297 feet on the Southerly line, to the Westerly line of Lot No. 1 measuring 160 feet thereon.

Being the same property conveyed by Quitclaim Deed from Ann G. O'Day to Edward D. O'Day, Trustee of The 1206 Nichol Lane Trust dated December 10, 2015, as recorded on the 28th day of March, 2016 in Instrument No. 20160328-0028701; Trustee's Quitclaim Deed from Ann G. O'Day as Trustee of the Denis M. O'Day Bypass Trust, established under the Last Will and Testament of Denis M. O'Day dated November 22, 2010 to Ann G. O'Day, as recorded on the 28th day of October, 2015 in Instrument No. 20151028-0109491; Executor's Quitclaim Deed from Ann G. O'Day, Executrix of the Estate of Denis M. O'Day, deceased to Ann G. O'Day, Trustee of the Denis M. O'Day Bypass Trust, as recorded on the 10th day of November, 2014 in Instrument No. 20141110-0103392; Warranty Deed from Ann G. O'Day to Denis M. O'Day, as recorded on the 30th day of November, 2010 in Instrument No. 20101130-0095026; Warranty Deed from Denis M. O'Day to Ann G. O'Day, as recorded on the 17th day of April, 2002 in Instrument No. 20020417-0047654 and Warranty Deed from John H. Teas, Jr. and wife, Kay E. Teas to Denis M. O'Day and wife, Ann G. O'Day, as recorded on the 31st day of October, 1972 in Deed Book 4651, Page 220, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2017 and thereafter, for tax parcel identification number 130-09-149.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGHLANDS OF BELLE MEADE NO. 1, as recorded in Plat Book 547, Page(s) 180.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records. Easement for Sanitary Sewer Easement, recorded in Book 5799, Page 543.

Easement for the flow of the waters of the Richland Creek, and the rights of the public therein.

This is improved property located at 1206 NICHOL LANE Nashville TN 37205-4420

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 15th day of May, 2017.

The 1206 Nichol Lane Trust

By: _____
Edward D. O'Day, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward D. O'Day , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the trustee of The 1206 Nichol Lane Trust dated December 10, 2015 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of May 2017

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018