BILL GARRETT, Davidson County
Trans:T20170045129 DEEDWARR
Recvd: 05/26/17 14:00 2 pgs
Fees:13.00 Taxes:288.60
20170526-0052824

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Affiant

File Number: 1702065

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC Rutherford County of

Subscribed and sworn to before me, this 4th day of May, 2017.

Notary Public
My Commission Expires: 12/6/18

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Frederick Cottle and Amy L. Cottle	Wilson Bank & Trust	150 090 079.00
2845 Barksdale Lane	1436 West Main Street	
Antioch, TN 37013	Lebanon, TN 37087	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Linda L. Nichols, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Frederick S. Cottle and wife, Amy L. Cottle, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Forest View Park, Section 3, of record in Plat Book 5210, Page 353, Register's Office for said county, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eva L. Richey by Deed from Hazel Manoka Janke, unmarried, dated June 12, 1995, of record in Book 9705, Page 706, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed Eva L. Richey, an undivided one-half (1/2) interest and, Linda L. Nichols, an undivided one-half (1/2) interest, as tenants with full rights of survivorship, by Quitclaim Deed from Eva L. Richey, unmarried, dated August 19, 2014, of record in Instrument No. 20141003-0091401, Register's Office for Davidson County, Tennessee. Eva L. Richey having since died November 1, 2016, leaving the property solely vested in Linda L. Nichols.

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

This property is _X_improved ___unimproved property known as 2845 Barksdale Lane, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of May, 2017.

Linda L. Nichols

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Linda L. Nichols with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 4th day of May, 2017.

Notary Public at Large
My Commission Expires: 1-24-2018

