Davidson County DEEDWARR Recvd: 07/14/17 10:53 3 pgs Fees:18.00 Taxes:789.95 **20170714-0070944**	**STATE OF TENNESSEE** **COUNTY OF RUTHERFORD** The actual consideration or value, whichever is greater, for this transfer is $213,500.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2017. Notary Public My commission expires:
(Notary Stamp)	

NIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nikki Mathis	Nikki Mathis	176-05-0B-065.00-CO
6028 Firelight Trail	6028 Firelight Trail	
Nashville, TN 37013	Nashville, TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Samuel S. Duffey and wife Leslie A. Duffey

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nikki Mathis

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Hickory Woods Estates, Section 'C' of record in Plat Book 6900, Page (s) 885 through 887 inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel S. Duffey and wife Leslie A. Duffey by Warranty deed from Michael Richardson and wife, Alexandra Richardson of record in Instrument No. 20030602-0074598 Register's Office for Davidson County, Tennessee, dated May 29, 2003 and recorded on June 02, 2003.

This is improved property known as **6028 Firelight Trail, Nashville, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 885 through 887, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7823, Page 857, Book 7857, Page 94, re-recorded in Book 7876, Page 75, corrected in Book 9616, Page 470 and Book 9616, Page 477, amended and restated in Book 9678, Page 187, amended in Book 9764, Page 44 and Book 11180, Page 802, By-Laws of record in Book 7932, Page 648, Charter for Hickory Woods HOA of record in Book 7857, Page 87, Book 7876, page 76 and Book 9860, page 319, Quitclaim Deed for Common Areas of record in Book 9786, Page 923, Hickory Woods Estates Rules and Regulations of record in Instrument Number 20010614-0062709, amended in Instrument No. 20011015-0111957 and Instrument No. 20031010-0150800, Transmission Line Easement of record in Book 9632, Page 973, Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9790, Page 311, Grant of Anchor Easement of record in Book 10153, Page 990, Deed of Conveyance of record in Book 8169, Page 564; Book 8169, Page 571; Book 8169, Page 579 and Book 8169, Page 588, and Subject to rights of others in and to the common areas and/or elements, all in the Register's Office for Davidson County, Tennessee. And/or Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of July, 2017.

Samuel S. Duffey

Leslie A. Duffey

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, Samuel S. Duffey and Leslie A. Duffey, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of July, 2017.

Notary Public
My Commission Expires: 4/24/18

KRISTINA KAYE DITINNO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 2173844

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019