THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/01/17 11:15 3 pgs
Fees:18.00 Taxes:654.90
20170801-0077930

ADDRESS NEW OWNER
Jonathan S. Nicholson
840 Stone Mill Lane
Hermitage, TN 37076

MORTGAGEE
Equitable Mortgage Solutions
1835 Pearl St.
Carrollton, TX 75006

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
076-09-0-007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Heather A. Hailey, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jonathan Scott Nicholson and Heather L. Nicholson, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Stoner Mill, Section II, of record in Book 6900, Page 904, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heather A. Hailey, unmarried by deed from Ling Tee Hailey, unmarried, dated August 30, 2013 of record in Instrument No. 201309050093547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7847, Page 63; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7670, Page 330, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **840 Stone Mill Lane Hermitage, TN 37076.**

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 our hands this 28th day of July, 2017.

Heather A. Hailey

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Heather A. Hailey, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 1-7-21

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $177,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of July, 2017.

NOTARY PUBLIC

My Commission Expires:

True Copy Certification

I, Karen S. Felts, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, Charlotte A. Burbank, a notary public for this county and state, Karen S. Felts 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:

{Notary' Seal}

