(1)

Name and Address of New Owner:
James S. Nicol
3245 Thoroughbred Drive
Hermitage, TN 37076

Send Tax Statements To:
James S. Nicol

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17050603

Map and Parcel: 124 00 0 119.00

BILL GARRETT, Davidson County
Trans:T20170067913 DEEDWARR
Recvd: 08/07/17 11:27 2 pgs
Fees:13.00 Taxes:2405.00
20170807-0080473

WARRANTY DEED

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, **Donna M. LeFevers, Executrix of the Estate of Yolanda G. Pinhal a/k/a Rita Lee and Donna LeFevers, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James S. Nicol**, hereinafter called the GRANTEE, his 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, and being all of Lot No. 10, Resubdivision of Lot No. 10, Bridle Path Subdivision, Section V, according to survey and plat of same appearing of record in Plat Book 8250, page 839, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Yolanda Pinhal a/k/a Rita Lee and Donna LeFevers by Warranty Deed dated November 6th, 2008 and filed for record on December 8, 2008 in Instrument Number 20081208-0118416, of the Register's Office of Davidson County, Tennessee. The said Yolanda Pinhal (aka Yolanda G. Pinhal and Rita Lee) died testate on July 27, 2012, and per her Last Will and Testament of record in Civil Action No. 12P1455, Seventh Circuit for Davidson County, Tennessee, Probate Court Clerk's Office, any real propery owned by Yolanda G. Pinhal at her death is to be administered as a part of her probate estate subject to the control of the Executrix, Donna M. LeFevers, for the purposes of administration, as authorized by Tennessee Code Annotated Section 31-2-103.

Donna LeFevers a/k/a Donna M. LeFevers, Donna Marie LeFevers and Gregory LeFevers a/k/a Gregory Scott LeFevers having divorced, per the Final Decree and Marital Dissolution Agreement, entered on January 27, 2015, Docket No. 14D-605, in the Third Circuit Court for Davidson County, Tennessee.

This conveyance is subject to the following: Restictions of record in Book 10186, page 472; All matters as set forth per Plat Book 8250, page 839; All matters of prior plat of record in Book 5200, page 228 & 229; Prior Restrictions of record in Book 5550, page 486, all said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3245 Thoroughbred Drive, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, 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.

WITNESS our hand this 3rd day of August, 2017.

Donna M. LeFevers, Executrix of the
Estate of Yolanda G. Pinhal a/k/a Rita Lee

Donna LeFevers

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Donna M. LeFevers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executrix of of the Estate of Yolanda G. Pinhal a/k/a Rita Lee and that she as such Executrix of the Estate of Yolanda G. Pinhal a/k/a Rita Lee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of August, 2017.

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 11-18-17

State of Tennessee
County of Rutherford

Personally appeared before me, Donna LeFevers with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of August, 2017.

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 11-18-17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00.

Affiant Signature

Subscribed and sworn to before me, this 3rd day of August, 2017.

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/05/2020

Please Return To:
Ashworth Law Firm, PLLC
Attn:
237 2nd Avenue South
Franklin, TN 37064