WARRANTY DEED

Bill Garrett Davidson County
Batch# 2854 **DEEDWARR**
09/21/2017 09:35:15 AM 2 pgs
Fees: $13.00 Taxes: $665.63

20170921-0096718

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2017.

Stephanie Dome
Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chelsea D. Nicholson	new owner	
(NAME)	(NAME)	
1026 Hammack Court		108-16-0-164.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jerry Nichols, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Chelsea D. Nicholson, a single woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 65A on the Plan of Zone Lot Division, Percy Priest Woods, Lot 65 Section III Revised, of record in Plat Book 6250, Page 621, which amends Plat Book 5200, Page 789 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jerry Nichols, an unmarried man by Special Warranty Deed from Federal Home Loan Mortgage Corporation, by its duly authorized Attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services (FAACS), dated 02/24/2009, recorded 03/19/2009, of record in Instrument No. 20090319-0024796, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 621, which amends Plat Book 5200, Page 789, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 5984, Page 865, Amended Restrictive Covenants of record in Book 6020, Page 270; Book 6353, Page 307; Book 6560, Page 667, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Book 6071, Page 491, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 6147, Page 886; Book 6147, Page 893; Book 7430, Page 163; Book 7430, Page 196, in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☑ property, known as 1026 Hammack Court, Nashville, TN 37214

File No.: 01288-39448
SMG TN Warranty Deed

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-KU-17-1026

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 18th day of September, 2017.

Jerry Nichols

State of Tennessee
County of Wilson

Personally appeared before me Jerry Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of September, 2017.

Notary Public _____
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122