Bill Garrett Davidson County
Batch# 8947 DEEDWARR
10/05/2017 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20171005-0102443

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1402

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
JAMES S. CONANT **5012 Bonnavista Drive** **Hermitage, TN 37076**	New Owner	**074-12-0-133.00**

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,

I, ELIZABETH F. NICHOLSON, a married person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES S. CONANT AND MA ESTHER CONANT, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 525 on the Map of Hermitage Hills Subdivision, Section Five, as of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

SAID lot fronts 74.89 feet on the northerly side of Bonnavista Drive and runs back 152.5 feet on the west line and 143.24 feet on the east line, to a dead line in the rear on which it measures 78.1 feet.

BEING the same property conveyed to Elizabeth F. Nicholson by Quitclaim Deed from William C. Nicholson, of record in Instrument Number 20080527-0053612, Register's Office for Davidson County, Tennessee. Also, being the same property previously conveyed to William C. Nicholson and wife, Elizabeth F. Nicholson by Warranty Deed from Gene O. Walker and wife, Faye C. Walker, and Rowena L. Walker, a widow, of record in Book 4328, Page 861, Register's Office for Davidson County, Tennessee. The said William C. Nicholson, husband of Elizabeth F. Nicholson, joins in this conveyance for the purpose of conveying whatever marital interest he might have in said property. Elizabeth F. Nicholson is also known as Elizabeth Florine Nicholson. William C. Nicholson is also known as William Nicholson.

This is improved property known as 5012 Bonnavista Drive, Hermitage, Tennessee 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 aid 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 27th day of September, 2017.

Elizabeth F. Nicholson BY David R. Johnson Atty-in-Fact
ELIZABETH F. NICHOLSON a/k/a
ELIZABETH FLORINE NICHOLSON

William C. Nicholson BY David R. Johnson Atty-in-Fact
WILLIAM C. NICHOLSON a/k/a
WILLIAM NICHOLSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 27th day of September, 2017, personally appeared DAVID R. JOHNSON, to me known to be the person who executed the foregoing instrument on behalf of ELIZABETH F. NICHOLSON a/k/a ELIZABETH FLORINE NICHOLSON and husband, WILLIAM C. NICHOLSON a/k/a WILLIAM NICHOLSON as their Attorney-in-Fact, and acknowledged that DAVID R. JOHNSON executed the same as the free act and deed of the said ELIZABETH F. NICHOLSON a/k/a ELIZABETH FLORINE NICHOLSON and husband, WILLIAM C. NICHOLSON a/k/a WILLIAM NICHOLSON as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of September, 2017.

Marka L. Nettle
NOTARY PUBLIC

My Commission Expires: 12/18/20

MARKA L. NETTLE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

