Bill Garrett Davidson County
Batch# 20930 DEEDWARR
11/01/2017 02:16:27 PM 2 pgs
Fees: $13.00 Taxes: $669.70
20171101-0112157

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177133

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $181,000.00

Affiant

ATT VIXAY VONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES
11-18-17

Subscribed and sworn to before me, this the 31st day of October, 2017.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jordan R. Nikolaisen Peter J. Nikolaisen 3236 Dockside Drive Hermitage, TN 37076	First Community Mortgage 275 Robert Rose Dr. Murfreesboro, TN 37129	086-09-30.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($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, We, **Leonard G. Davidson and wife, Vickie E. Davidson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jordan R. Nikolaisen, an unmarried man, and Peter J. Nikolaisen, a married man, joint tenants with rights of survivorship**, hereinafter called the Grantees, their 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, being Lot No. 26, on the Plan of Lakeside Woods Estates, Section Three, of record in Plat Book 7900, Pages 218, 219, and 220, said Register's office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leonard G. Davidson and wife, Vickie E. Davidson by Warranty Deed from Richard D. Ehrhard and wife, Kathleen A. Ehrhard, recorded on the 22nd day of December, 1995 in Deed Book 9898, Page 22, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **3236 Dockside Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to the GRANTOR who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 31st day of October, 2017.

x _____
Leonard G. Davidson

x _____
Vickie E. Davidson

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Leonard G. Davidson and Vickie E. Davidson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of October, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

_____
Notary Public
My Commission expires: 2-25-20