THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 28429 DEEDWARR
11/21/2017 08:58:56 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20171121-0119273

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Douglas J. Noss, Trustee 461 Manley Drive Nashville, Tennessee 37220	Same as Owner	161-02-0-016.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **RYAN A. NICHOLS AND WIFE, DANIELA C. NICHOLS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Douglas J. Noss, Trustee of The Douglas J. Noss 2014 Irrevocable Trust**, hereinafter called the Grantee, his successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of McMurray Hills, of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan A. Nichols and wife, Daniela C. Nichols, by Warranty Deed from Donald P. Roberts and wife, Hillery W. Roberts, Trustees of the Roberts Family Revocable Living Trust Agreement, of record on 05/03/2006, at Instrument No. 20060503-0051101, Davidson County Register of Deeds.

This property is commonly known as **5028 Ashley Drive, Nashville, TN 37211**.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 3rd day of **November, 2017**:

Ryan A. Nichols

Daniela C. Nichols

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RYAN A. NICHOLS AND DANIELA C. NICHOLS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3RD day of November, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $255,000.00.

Amanda Mejia
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3 DAY OF NOVEMBER, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON