WARRANTY DEED

Return To:
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
ille, TN 37072

Bill Garrett Davidson County
Batch# 87768 DEEDWARR
05/03/2018 10:28:59 AM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20180503-0042225

PAULA M BEARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$287,500.00.

Kayla Holder
Affiant

Subscribed and sworn to before me this 1st day of May, 2018.

Paula M. Beard
Notary Public
My Commission expires: 1-24-22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Javier Munoz	PrimeLending	119-8 58.00
716 Cameo Drive	1811 Preston Rd #900	
Nashville, TN 37211	Dallas, TX 75252	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Graham Nichols**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Javier Munoz ,unmarried man** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, being Lot No. 25 on the Plan of Battlewood, Section One, as of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Graham Nichols by Warranty Deed, from Donna Batson, unmarried dated October 17, 2017, of record in Instrument No. 20171106-0113589, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $1,122.40 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 119-08-0-058.00.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, page 31, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Instrument No. 20120228-00171072, and Book 4889, page 161, Register's Office for Davidson County, Tennessee.

This is improved property known as: **716 Cameo Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 1, 2018.

Graham Nichols



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Graham Nichols** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 1, 2018

My commission expires 12/14/2020

Notary Public