Bill Garrett Davidson County
Batch# 107737 **DEEDWARR**
06/25/2018 09:20:49 AM 2 pgs
Fees: $13.00 Taxes: $2,904.50

20180625-0060798

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $785,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of June 2018.

Notary Public

My commission expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Jordan W. Michael and Helen Michael** | new owner | **116 13 0G 00100 CO** |
| **138 Haverford Drive** | | |
| **Nashville, TN 37205** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**R. Matthew Nicks, Married**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Jordan W. Michael and Helen O. Michael, husband and wife**

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 138 Haverford as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for Homes at 138 Haverford, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160613-0059498, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to R. Matthew Nicks by warranty deed from John J. Griswold and Judy M. Griswold, husband of record in Instrument No. 20160613-0059497 Register's Office for Davidson County, Tennessee, dated 06/10/2016 and recorded on 06/13/2016. This is investment property and spouse of R. Matthew Nicks does not need to execute this instrument.

This is **improved** property known as **138 Haverford Drive, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of June 2018.

R. Matthew Nicks

**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, R. Matthew Nicks, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of June 2018.

Notary Public
My Commission Expires: 05/01/2021

SolomonParks File No. 18-001199-525

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY