WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 118280 DEEDWARR
07/19/2018 10:12:42 AM 2 pgs
Fees: $13.00 Taxes: $129.50

20180719-0070380

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory
Attorney at Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison St.
Madison, TN 37115

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Joe M. Nuckoles	Joe M. Nuckoles	051150a04900co
(NAME)	(NAME)	
420 Walton Ln., Unit I-49	420 Walton Lane, Unit I-49	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billy E. Hollis and Robert C. Williams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe M. Nuckoles, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Condominiums

Being Unit No. I-49 as shown on the Plat of Quail Creek of record in Book 6328, Page 89-93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof and more particularly described in the Master Deed of Quail Creek Condominiums of record in Deed Book 6328, Page 44, Register's Office, with all fixtures, appliances, wallcoverings, carpets or other improvements therein and an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Billy E. Hollis and Robert C. Williams, Joint Tenants in Common with Right of Survivorship, both single persons, from Billy E. Hollis by Quitclaim Deed dated April 29, 2015, of record as Instrument No. 20150430-0038750, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF QUAIL CREEK OF RECORD IN BOOK 6328, PAGES 89-93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

*****This is NOT the principal residence of the Grantors named herein*****

unimproved ☐

This is improved ☑ property, known as 420 Walton Lane, Unit I-49, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the 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 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 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.

Witness our hands this 18th day of July, 2018.

Billy E. Hollis

Robert C. Williams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of July, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Billy E. Hollis and Robert C. Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 11-5-19

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY