Bill Garrett Davidson County
Batch# 129772 DEEDWARR
08/16/2018 11:08:32 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63
20180816-0081267

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

W-P-18-4112

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary Robert Nickerson and Dana Sue Nickerson	OWNER	
(NAME)	(NAME)	**141-06-0C-116.00-CO**
4112 Kinley Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARTH ALLEN TRUSLER AND REBEKAH H. LAW N/K/A REBEKAH H. TRUSLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY ROBERT NICKERSON AND DANA SUE NICKERSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 109 on the Plan of Final Plat of Riverbridge, Phase 2, Section 1 of record in Plat at Instrument No. 20090205-0009854, 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 the same property conveyed to Garth Allen Trusler and Rebekah H. Law, husband and wife by Warranty Deed from Lance C. Spacek and Lindsey B. Spacek, husband and wife of record in Instrument No. 20110620-0047200 Register's Office for Davidson County, Tennessee, dated June 17, 2011 and recorded on June 20, 2011.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat at Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of Final Plat, Riverbridge ROW Dedication of record in Instrument No. 20081208-0118318, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of PUD Boundary Plat, Riverbridge Development in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, amended in Instrument No. 20030303-0027396, supplemented in Instrument No 20030806-0111893, supplement annexing Phase 2, Sec. 1, in Instrument No. 20090317-0023975, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030218-0020999, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to The Townhomes of Riverbridge HOA of record in Instrument Number 20090317-0023974, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20021217-0155374 and Instrument No. 20031106-0163291, in the Register's Office for Davidson County, Tennessee.
- Easements and rights granted to Nashville, Chattanooga & St. Louis Railway in Deed 1298, page 244, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement by and between CSX Transportation, Inc. and Beazer Homes Corp. of record in Instrument Number 20090508-0042536, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20110620-0047200 in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4112 Kinley Court, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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 my/our hand(s) this the 15th DAY OF AUGUST, 2018.

Garth Allen Trusler

Rebekah H. Law n/k/a Rebekah H. Trusler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARTH ALLEN TRUSLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2018.

Notary Public
My Commission Expires:
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBEKAH H. LAW N/K/A REBEKAH H. TRUSLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2018.

Notary Public
My Commission Expires:
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212