Karen Y Johnson Davidson County
Batch# 146548 DEEDWARR
09/28/2018 03:21:30 PM 2 pgs
Fees: $13.00 Taxes: $591.63
20180928-0096578

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| STATE OF Tennessee | (BLANK FOR REGISTER'SOFFICE ENDORSEMENT) |
|---|---|
| COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00 .<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2018.<br>Notary Public<br>COMMISSION EXPIRES: | |

(Affix Seal) LESLIE C. LOUGHLIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Stephen E. Nichols, Trustee | Same as New Owner | 042-11-0B-118.00-C |
| (NAME) | (NAME) | |
| 166 Heritage Trace Drive | | |
| (ADDRESS) | (ADDRESS) | |
| 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Connie Nicholson, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **of Stephen E. Nichols, Trustee of the Evan H. Nichols Generation Skipping Trust U/A/D October 14, 1999,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Apartment Unit No. 166 of Heritage Village Condominiums created under Title 66, Section 27—101. et seq. as amended, Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Book 4758, page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and in Book 6380, Page 989, Book 6418, page 473, supplemented and amended by Instrument of record in Book 6484, Page 287, Book 9256, Page 848, Instrument No. 20031229-0183195, and Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made of the Plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Connie Nicholson, a single man by Deed from Francis Jacqueline, unmarried, filed for record on August 25, 2015, as Instrument Number 20150825-0085610, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property, known as **166 Heritage Trace Drive** (House Number) (Street) (P.O. Address) **Madison** (City or Town) **TN** (State) **37115** (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28th day of September, 2018.

Connie Nicholson

Connie Nicholson

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State of Tennessee

County of Davidson

On this 28th day of September 2018, before me personally appeared **Connie Nicholson**, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.

WITNESS my hand and seal this 28th day of September, 2018.

Notary

Commission Expires: May 6, 2019

CAROLYN CARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

*Signer's Name*

Robert L Scruggs

*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Robert L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Notary's Name*

*Signer's Name*

*Notary Signature*

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020