Karen Y Johnson Davidson County
Batch# 157097 **DEEDWARR**
11/06/2018 12:47:05 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20181106-0109982

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of November, 2018.

Notary Public

My commission expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

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
George H. Sprague, III and Shauna D. Sprague	Citizens Bank	**116-13-0G-002.00**
136 Haverford Drive	6100 Tpwer Cir. Ste 600	
Nashville, TN 37205	Franklin TN 37067	

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

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

George H. Sprague, III and Shauna D. Sprague, 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 "B" as established by Declaration of Covenants, Conditions and Restrictions for Homes at 138 Haverford, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development pursuant to Tennessee Code Annotated 66-27-103(b)), and a/k/a Unit "B" Horizontal Property Regime of 138 Haverford Drive, as shown on Exhibit "C", of record in Instrument Number 20160613-0059498, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being a part of the same property conveyed to R. Matthew Nicks by Warranty deed from John J. Griswold and Judy M. Griswold, husband and wife of record in Instrument No. 20160613-0059497 Register's Office for Davidson County, Tennessee.

This is **improved** property known as **136 Haverford Drive, Nashville, TN 37205.**

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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 Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees 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 all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of November, 2018.

R. Matthew Nicks

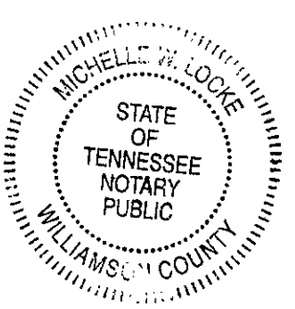
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, R. Matthew Nicks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 5th day of November, 2018.

Notary Public

My Commission Expires: 9/29/21



SolomonParks File No. 18-001412-525

SP 11/2015