Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Y Johnson Davidson County
Batch# 172468 DEEDWARR
12/11/2018 08:29:07 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20181211-0120288

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carl M. Wasson 3000 Hillsboro Pike, 31 Nashville, TN 37215	**NEW OWNER**	117-03-0A-031.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Andrew Brown Nickerson, a married man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Carl M. Wasson and Marica S. Wasson, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 31, on the Plan of Versailles Apartments, as established by the Master Deed of record in Book 5168, Page 944; Book 5589, Page 367; Book 5659, Page 641; Book 5667, Page 375; Book 7770, Page 955; and Book 8434, Page 719, and as shown on the plan of record in Book 5050, Page 80, as corrected by Surveyor's Certificate of Correction of record in Book 5171, Page 153, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Brown Nickerson by Warranty Deed dated 02/13/2015 from Larissa Bovetti Hillsbery, married of record in Instrument 201502240015764, Register's Office for Davidson County, Tennessee.

Holly Raquel Nickerson joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Andrew Brown Nickerson.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3000 Hillsboro Pike, 31, Nashville, TN 37215

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 my/our hand(s) this the 6th day of December, 2018.

Andrew Brown Nickerson

Holly Raquel Nickerson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Andrew Brown Nickerson and Holly Raquel Nickerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein contained.

Witness my hand and official seal, this the 6th of December, 2018.

Notary Public

My Commission Expires: 1/6/2020

(SEAL)

CRAWFORD