Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215
Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 178061 DEEDWARR
12/26/2018 03:40:52 PM 2 pgs
Fees: $13.00 Taxes: $2,327.30

20181226-0125349

39-B
File #18-1413

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristen E. Nicholson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James C. Armistead III and wife, Courtney S. Armistead,** hereinafter called the **Grantee**, Grantee's 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 4, The Row at Waverly Place, a Planned Unit Development, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141023-0097778, as amended in Instrument No. 20160218-0015586, 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 Kristen E. Nicholson, unmarried by deed from GYJ Ventures, LLC, a Delaware limited liability company, dated September 23, 2016, of record in Instrument No. 20160929-0102653, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1025 Wedgewood Avenue, Nashville, TN 37203.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of December, 2018.

Kristen E. Nicholson

Kristen E. Nicholson

State of Tennessee)
County of Davidson)

On this 20th day of December, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kristen E. Nicholson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC ANGELA J. POSTON-WILLIAMSON DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 629,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of December, 2018.

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James C. Armistead III 1025 Wedgewood Avenue Nashville, TN 37203	New Owner 2828 Kenway Road Nashville, TN 37215	105-09-0W-004.00