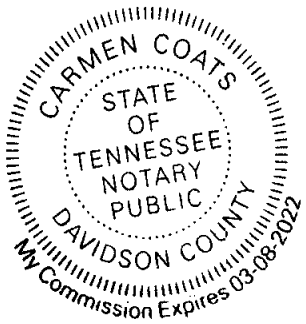
Karen Johnson Davidson County
Batch# 249095 DEEDWARR
06/26/2019 01:59:44 PM 2 pgs
Fees: $13.00 Taxes: $2,082.73

20190626-0062021

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-060853

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Claire Lewis and Darrell Vesterfelt	CALC ONE TRUST HOME LOANS CALCON MUTU	
(NAME)	(NAME)	
1505 Harding Place	3131 CAMINO DEL RIO N, STE 160	131-10-0-037.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	SAN DIEGO, CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SIXTY-TWO THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($562,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ETHAN S. NICODEMUS AND AMELIA R. NICODEMUS, HUSBAND AND WIFE, AND WESLEY R. WHITEHEAD, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAIRE LEWIS AND DARRELL VESTERFELT, TENANTS IN COMMON, 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, Tennessee, being Lot No. 116 on the Plan of Section Two, Seven Hills, of record in Plat Book 2663, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 116 fronts 140 feet on the South line of Harding Place and runs back 270.94 feet on the East line and 310 feet on the West line, to a broken line in the rear on which it measures 151.30 feet."

Being the same property conveyed to Ethan S. Nicodemus and Amelia R. Nicodemus, husband and wife and Wesley R. Whitehead, an unmarried man by Quitclaim Deed from TC376 Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190220-0015284, Register's Office for Davidson County, Tennessee, dated February 08, 2019 and recorded on February 20, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1505 Harding Place, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (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 my/our hand(s) this the 24th day of June, 2019

Ethan S Nicodemus by [signature] his attorney in fact
Ethan S. Nicodemus by Laura Perry Attorney in Fact

Amelia R Nicodemus by [signature] her attorney in fact
Amelia R. Nicodemus by Laura Perry Attorney in Fact

Wesley R. Whitehead by [signature] his attorney in fact
Wesley R. Whitehead by Laura Perry Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of June, 2019, before me personally appeared Laura Perry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ethan S. Nicodemus and Amelia R. Nicodemus and Wesley R. Whitehead and who acknowledged he/she/they executed the same as the free act and deed of the said Ethan S. Nicodemus and Amelia R. Nicodemus and Wesley R. Whitehead.

Witness my hand and official seal, this the 24th day of June, 2019.

[signature]
Notary Public

My Commission Expires: 3/13/22

(SEAL)

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY