34902

WARRANTEED

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF JULY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES October 7, 2019

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1184LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Corey Hamilton	Corey Hamilton	103-10-0-100.00
834 Neartop Dr.	834 Neartop Dr.	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL L. NICKELS AND JEANETTE NICKELS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

COREY HAMILTON, A SINGLE MAN, AND GAIL WALKER AND MIKE HAMILTON, ~~HUSBAND AND WIFE,~~ *wife and husband AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 834 Neartop Dr., Nashville, TN 37205

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the ~~19th~~ 18th day of July, 2019.

Michael L. Nickels

Jeanette Nickels

Karen Johnson Davidson County
Batch# 260994 DEEDWARR
07/23/2019 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20190723-0072247

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~WILLIAMSON~~ City of St. Louis

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MICHAEL L. NICKELS AND JEANETTE NICKELS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official ~~seal at Franklin, Tennessee, this 19th~~ 18th day of July, 2019.

Notary Public

My Commission Expires: 11/06/2021

MICHAEL FAABORG
Notary Public – Notary Seal
Greene County – State of Missouri
Commission Number 17246300
My Commission Expires Nov 6, 2021

19-1184LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being all of Lot No. 66, on the plan of Hillwood Terrace, Section 2, of record in Plat Book 3300, Page 73, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael L. Nickels an unmarried man by Warranty Deed from Walter K. Sullivan a single man, recorded on the 31st day of May, 2011 in Instrument No. 20110531-0041099, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. **County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.**

2. **Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.**

3. **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD TERRACE, SECTION 2, as recorded in Plat Book 3300, Page(s) 73, in the Register's Office of Davidson County, Tennessee.**

4. **Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2750, Page 521, in the Register's Office of Davidson County, Tennessee.**

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

