Karen Johnson Davidson County
Batch# 314536 DEEDWARR
11/12/2019 12:12:30 PM 2 pgs
Fees: $13.00 Taxes: $3,126.50
20191112-0116451

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $845,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-18-23

(AFFIX SEAL)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert E. DeCamp	Robert E. DeCamp	117 07 0U 001.00
(NAME)	(NAME)	
2913 Wellesley Trce	2913 Wellesley Trce	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Michael Nichols and Sarah Nichols, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert E. DeCamp,** unmarried, 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 Unit A together with the appurtenant interest in the common elements of Wellesley Trace Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Wellesley Trace Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20131004-0104722, Register's Office for Davidson County, Tennessee, said unit being depicted on Exhibit "B" to said Declaration, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Wellesley Trace Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20131004-0104722, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael Nichols and Sarah Nichols husband and wife by Warranty Deed from Cory R. Luebke and Hayley Luebke, husband and wife dated September 07, 2016 and recorded September 08, 2016 as Instrument No. 20160908-0094650, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1911078SSO

unimproved ☐
This is improved ☒ property, known as 2913 Wellesley Tree, 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 our hands this 5th day of November, 2019

Michael Nichols

Sarah Nichols

Sarah Nichols

STATE OF TENNESSEE

COUNTY OF Hamilton

I, Mary Beth McNeese, a Notary Public in and for said Commonwealth and State aforesaid, do certify that Michael Nichols and Sarah Nichols, husband and wife, whose name is signed to the writing above, bearing date on the5th of November, 2019, has acknowledged the same before me in the county aforesaid as the free act and deed of Michael Nichols and Sarah Nichols.

Given under my hand this the 5th of November, 2019.

Mary Beth McNeese

Notary Public

My Commission Expires: 5-8-2023

(SEAL)

MARY BETH MCNEESE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

File Number: GRN-1911078SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)