WARRANTY DEED

Karen Johnson Davidson County
Batch# 322882 DEEDWARR
12/02/2019 10:30:38 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20191202-0123392

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY Commission Expires 12-20-2020

File # 14381

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gbandi Nikabou	FirstBank	042-13-0-085.00
(NAME)	(NAME)	
223 Foxboro Drive	318 Seaboard Lane Suite 205	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin Tn 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, I/WE, **Christopher John Nick, Trustee of the 223 Foxboro Drive Land Trust Dated May 11, 2017,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gbandi Nikabou, married,** 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. 22 on the Plan of Section Two, Hedgewood Hills, of record in Book 3700, Page 44, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey K. Walker, Trustee of the 223 Foxboro Drive Land Trust dated 11, 2017, by deed of record in Instrument No 20170515-00478880, Register's Office for Davidson County, Tennessee. Christopher John Nick being Trustee of the said Trust through Affidavit of Change of Trustee recorded in Instrument No. 20191202-0123391, said Register's office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 223 Foxboro Drive, Madison, TN 37115
(House Number) (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 hands this 26th day of November, 2019.

11/26/19

Christopher John Nick, Trustee of the 223 Foxboro Drive
Land Trust Dated May 11, 2017

State of Tennessee
County of Davidson

On this the 26th day of November, 2019, before me appeared Christopher John Nick as Trustee of the 223 Foxboro Drive Land Trust Dated May 11, 2017, to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 26th day of November, 2019.

Notary Public
My Commission Expires: _____

File No.: 14381

