Karen Johnson Davidson County
Batch# 336047 DEEDWARR
12/30/2019 11:15:30 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20191230-0134384

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

2019-304

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Eugene Alan Nichols (Affiant)

Sworn to and subscribed before me this 30th day of December, 2019.

Dee Ray Notary Public

My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Eugene Alan Nichols (NAME)	**NEW OWNER** (NAME)	**095-03-0-059**
2303 Lebanon Pike (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Russell A. Wilkinson, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eugene Alan Nichols, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee being Lot No. 114 on the Plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee.

SAID Lot No. 114 fronts 110 feet on the north side of Sweetwood Road, and runs back 150.6 feet on the west line and 163.5 feet on the east line, to a dead line in the rear on which it measures 111.1 feet.

BEING the same property conveyed to RUSSELL A. WILKINSON, UNMARRIED, by deed from SUSIE J. IRWIN, UNMARRIED, of record in Book 7775, Page 188, said Register's Office.

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; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

SUBJECT property also known as 2302 Sweetwood Road, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of December, 2019.

_____(SEAL)
Russell A. Wilkinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2019, before me personally appeared Russell A. Wilkinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of December, 2019.

Dee Ray
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

Certificate of Authenticity

I, SUSAN B. EVANS, 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.

Susan B. Evans
Signature

Personally appeared before me, the undersigned, a notary public for this county and state, SUSAN B. EVANS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dee Ray
Notary's Signature

My commission expires: 5/2/22
Notary's Seal

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022