Karen Johnson Davidson County
Batch# 395883 DEEDWARR
05/05/2020 03:53:30 PM 2 pgs
Fees: $13.00 Taxes: $1,518.85
20200505-0047003

2472

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-7-2023

(AFFIX SEAL)

G-AG-20-7325

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric A. Poulos and Shaman A. Poulos	**Same as New Owner**	
(NAME)	(NAME)	**155-08-0E-009.00-CO**
7325 Olmsted Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL NICHOLS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC A. POULOS AND SHAMAN A. POULOS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9 on the Plan of Final Plat Resubdivision Bellevue Highlands Phase 1 of record in Plat at Instrument No. 20010202-0010398, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Nichols, unmarried by Warranty deed from Emil J. Mastandrea III and Jamie Danielle Mastandrea, (f/k/a Jamie D. McCune), husband and wife of record in Instrument No. 20180918-0092461 Register's Office for Davidson County, Tennessee, dated August 21, 2018 and recorded on September 18, 2018. Being the same property conveyed to Emil J. Mastandrea III and Jamie D. McCune by Warranty deed from Naunie J. Maddox(fka Naunie J. Woods), an unmarried woman of record in Instrument No. 20150721-0071179 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 21, 2015.

Paul Nichols having since married. Lindsey Rebecca Harding joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20010202-0010398, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plan of record in Plat Book 9700, Page 955, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11592, Page 670 and amended in Instrument No. 20101104-0088413, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11592, Page 707, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deeds conveying open spaces of record in Instrument Number 20010924-0102911 and Instrument No. 20020506-0054929, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 11509, Page 615, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7325 Olmsted Drive, Nashville, Tennessee 37221**.

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 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 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 1st DAY OF MAY, 2020.

Paul Nichols by Attorney in Fact

Paul Nichols by Margaret Means,
Attorney in Fact

Lindsey Rebecca Harding by Attorney in Fact

Lindsey Rebecca Harding
by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PAUL NICHOLS AND LINDSEY REBECCA HARDING, and who acknowledged he/she/they executed the same as the free act and deed of the said PAUL NICHOLS AND LINDSEY REBECCA HARDING.

Witness my hand and official seal, this the 1st of May, 2020.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III (Signer's Name), 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.

Ernest D. Bennett III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Ernest D. Bennett, III (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020