G#33215-2
Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 409710 DEEDWARR
06/03/2020 12:24:05 PM 2 pgs
Fees: $13.00 Taxes: $3,607.13

20200603-0057030

Box #14
File #20-1205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Holly A. Williams and Christopher G. Coleman, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan A. Niconchuk and Micaela Ruth Niconchuk, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section 7, Brentview Hills of record in Plat Book 4175, Page 89, 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 Holly A. Williams and Christopher G. Coleman, wife and husband by deed from to Charles H. Bentley and Lindsay Bentley, husband and wife, dated May 14, 2019, of record in Inst No. 20190520-0047510, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles H. Bentley and Lindsay Bentley by Special Warranty deed from Wells Fargo Bank NA, dated August 26, 2013, of record in Instrument No. 20130920-0099365 Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced description, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 508 Dillard Court, Nashville, TN 37220.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Jonathan A. Niconchuk and*	"New Owners"	**160-03-0-143.00**
508 Dillard Court		
Nashville, TN 37220		

*Micaela Ruth Niconchuk

WITNESS THE EXECUTION HEREOF this 1 day of June, 2020.

Holly A. Williams

Christopher G. Coleman

State of Florida
County of Walton

On this 1 day of June, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Holly A. Williams and Christopher G. Coleman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Jennifer A.M. Wood
MY COMMISSION #GG 332701
EXPIRES: Sep 14, 2023

Notary Public

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 974,900.00.**

Affiant

Sworn and subscribed before me on this the 1st day of June, 2020.

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11/9/21