Karen Johnson Davidson County
Batch# 412328 DEEDWARR
06/09/2020 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20200609-0058976

WARRANTY DEED

2020-1782

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of May, 2020.

(Affix Seal) Notary Public

My Commission Expires: 1-3-23

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christopher Conder and Jennifer Conder 908 Steeplechase Dr. Brentwood, TN 37027	Christopher Conder and Jennifer Conder 908 Steeplechase Dr. Brentwood, TN 37027	105.07-4J-001.00 CO

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, I/we, **April Gail Nichols**, **unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Christopher Conder and Jennifer Conder, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit 510A of the Townhomes at 510 Hamilton, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Townhomes at 510 Hamilton, of record in Instrument No. 20170309-0023351, in the Register's Office for Davidson County, Tennessee, inducting without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration. Reference is hereby made to the plan of Townhomes at 510 Hamilton, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20170309-0023351, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING the same property conveyed to April Gail Nichols, unmarried from Province Builders, LLC, a Tennessee limited liability company, by Warranty Deed dated May 16, 2018 and recorded June 22, 2018 in Instrument No. 20180622-0060404, in the Register's Office of Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 510 A Hamilton Avenue, Nashville, TN 37203.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 29th day of May, 2020

April Gail Nichols

State of Tennessee
County of Williamson

Personally appeared before me, Ryan Beane a Notary Public in and for said County and State, the within named April Gail Nichols, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of May, 2020.

Notary Public
My Commission Expires: 11/6/2023

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)