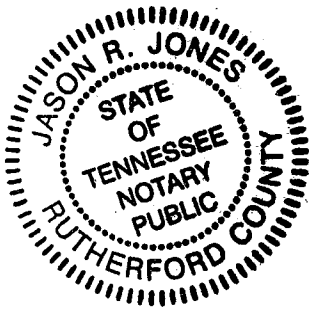
Karen Johnson Davidson County
Batch# 416203 DEEDWARR
06/16/2020 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200616-0062135

WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 10/11/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wesley J Nichols Jennifer L. Nichols James W. Nichols	Angel Oak Home Loans, LLC	101-00-0 160.00
(NAME) 6791 Gower Road	(NAME) 980 Hammond Dr. Ste. 200	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Atlanta, GA 30328	
(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, Julie G. Wright, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wesley J Nichols, Jennifer L. Nichols, and James W. Nichols,** 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:

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

Beginning at an iron pin (old) being the northwesterly corner of this tract and the southwesterly corner of a tract owned by Gary L. Hess as of record in Deed Book 623, Page 985 and being in the easterly right of way of Gower Road.

Thence with the southerly line of Hess South 56-16-18 E, 415.25' to a new iron pin.

Thence with a new line South 17-16-50 W, 372.22' to a new pin.

Thence with the northerly line of Centenary Methodist Church as of record in Deed Book 576, Page 437 North 62-46-23 W, 220.22' to an iron pin.

Thence North 54-07-24 W, 242.21 to an iron pin.

Thence with the easterly right of way of Gower Road North 24-37-04 E, 377.61' to the point of beginning containing 3.78 acres more or less as per a survey by C&K Surveyors dated March 10, 2005.

Being the same property conveyed to Julie G. Wright, unmarried by deed of record in Instrument No. 20070725-0088547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 6791 Gower Road, Nashville, TN 37209
(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 5th day of June, 2020.

Julie G. Wright

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Julie G. Wright 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 seal this 5th day of June, 2020.

Notary Public Kelsie Holloway
My Commission Expires: 8/16/2020

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

File No.: 21911

Tennessee Certification of Electronic Document

I, Benjamin Seamon (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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731