Karen Johnson Davidson County
Batch# 452224 DEEDWARR
08/06/2020 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200806-0087841

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 370,000.00.

Affiant

Subscribed and sworn to me on August 6th, 2020.

NOTARY PUBLIC

My Commission Expires: 11.20.23

THIS INSTRUMENT WAS PREPARED BY:
Ryan Pratt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33718

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Debbie Ward 408 Ramble Wood Circle Nashville, TN 37221	Navy Federal credit Union 820 Follin Lane, SE Vienna, VA 22180	155-15-0A-016.00.CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Margaret Derrick Nichols and William Nichols, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Debbie Ward, an unmarried woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Stonemeade, Section I of record in Plat Book 6900, Page (s) 800 and 801, 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 Margaret Derrick Nichols and William Nichols, wife and husband by Warranty deed from Dean Nichols of record in Instrument No. 20151103-0111792 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 03, 2015.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 800 and 801 and the Boundary Plat Book 6900, Page 799, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7701, Page 290, and Reaffirmation in Book 8349, Page 43, as amended in Book 8810, Page 840, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is

exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. By-Laws of Homeowner's Association of record in Book 7701, Page 331, as reaffirmed in Book 8349, Page 43, as amended in Book 8517, Page 992, in the Register's Office for Davidson County, Tennessee.
5. Charter Homeowner's Association of record in Book 7920, Page 728, as reaffirmed in Book 8349, Page 43, in the Register's Office for Davidson County, Tennessee.
6. Quitclaim Deed Conveying Open Area of record in Book 8517, Page 997, in the Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Public Utilities Easement of record in Book 9740, page 967, Book 7142, Page 460 Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 408 Ramblewood Circle, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 6th day of August 2020.

Margaret Derreck Nichols

Margaret Derreck Nichols

William R Nichols

William Nichols

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 6, 2020, before me personally appeared Margaret Derreck Nichols and William Nichols, 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 that they executed the same as their free act and deed.

Witness my hand and official seal on August 6, 2020.

NOTARY PUBLIC

My Commission Expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

COMPASS
— LAND TITLE —

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY