WARRANTY DEED

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $660,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF AUGUST, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Karen Johnson Davidson County
Batch# 466209 DEEDWARR
08/28/2020 10:40:36 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00
20200828-0097815

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1939LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Scott Eric Dever and Suzanna J. Dever	Scott Eric Dever and Suzanna J. Dever	
7129 Natchez Pointe Place	223 Lancelot Lane	155 10 0B 002.00
Nashville, TN 37221	Franklin TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANTHONY J. NICHOLS AND GRACE A. NICHOLS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SCOTT ERIC DEVER AND SUZANNA J. DEVER, HUSBAND AND WIFE

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:

Land in Davidson County, Tennessee, being Lot No. 2, on the Final Plat of Natchez Pointe, of record in Instrument No. 20080402-0033047, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Anthony J. Nichols and Grace A. Nichols, husband and wife, by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160218-0015476, in the Registers Office of Davidson County, Tennessee, dated February 12, 2016 and recorded February 18, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NATCHEZ POINTE, as recorded in Instrument No. 20080402-0033047 .

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080128-0008610, as amended in Instrument No. 20180521-0048617.

5. Easement for Transmission Line, recorded in Book 4150, Page 109.

6. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070226-0023127.

7. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070226-0023092.

This is improved property known as 7129 Natchez Pointe Place, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 24th day of August, 2020.

Anthony J. Nichols

Grace A. Nichols

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ANTHONY J. NICHOLS AND GRACE A. NICHOLS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of August, 2020.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024