Karen Johnson David
Batch# 485139 DEEDWARR
09/29/2020 11:25:29 AM 2 pgs
Fees: $13.00 Taxes: $4,495.50

20200929-0111989

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

JM-SB-FCR-20-3915

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles C. Whitby and Shari L. Whitby	Colonial National Mortgage	
(NAME) **3915 Caylor Dr**	(NAME) 2626 West Freeway	**117-13-0L-002.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Fort Worth, TX 76102	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MICHAEL P. NICHOLL AND LISE D. DESCHENES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES C. WHITBY AND SHARI L. WHITBY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3915, Homes at 3913 Caylor Drive, as shown on the plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 3913 Caylor Drive, a Horizontal Property Regime with Private Elements, of record in Instrument Number Instrument No. 20160927-0101974, 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 Michael P. Nicholl and Lise D. Deschenes, husband and wife by Warranty deed from Urban Development Group LLC and Meredith Garrett of record in Instrument No. 20180220-0015841 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 20, 2018. (Value of consideration shown in aforementioned deed $866,920.00.) Being also known as 3915 Caylor Dr 3915 Nashville, Tennessee 37215.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 3500, Page 68, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for Homes at 3913 Caylor Drive, a Horizontal Property Regime with Private Elements, with By-Laws appended thereto, of record in Instrument Number 20160927-0101974, Register's Office for Davidson County, Tennessee.
- Charter of Homes at 3913 Caylor Drive HOA, Inc. of record in Instrument Number 20160927-0101973, in the Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 3913 Caylor Drive, a Horizontal Property Regime with Private Elements, of record in Instrument Number Instrument No. 20160927-0101974, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3915 Caylor Dr, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF SEPTEMBER, 2020.

Michael P. Nicholl

Lise D. Deschenes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL P. NICHOLL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISE D. DESCHENES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212