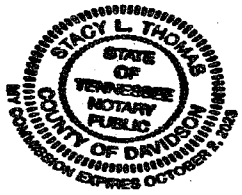
Karen Johnson Davidson County
Batch# 588440 DEEDWARR
03/10/2021 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $5,050.50
20210310-0031097

TT56685



State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$1,365,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of March, 2021.

Notary Public

My commission expires: October 2, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Travis M. Reaves	**Movement Mortgage LLC**	**130-01-0G-001.00-CO**
111 Heady Drive	**8024 Calvin Hall Road**	
Nashville, TN 37205	**Indian Land, SC 29707**	

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,

William S. Nickels and Kelly J. Nickels, husband and wife

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

Travis M. Reaves and wife, Kristina M. Reaves

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 Unit No. A on the plan of Infill Nashville 6001 Don Allen Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Infill Nashville 6001 Don Allen Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20131030-0112817, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to WILLIAM S. NICKELS AND KELLY J. NICKELS, HUSBAND AND WIFE, by deed from PARAGON DESIGNS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150814-0081900, dated August 6, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **111 Heady Drive, Nashville, TN 37205**.

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 do covenant with said Grantees that Grantors 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 my/our hand(s) this 4th day of March, 2021.

William S. Nickels by Kelly J. Nickels AIF
William S. Nickels by Kelly J. Nickels his AIF

Kelly J. Nickels
Kelly J. Nickels

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Kelly J. Nickels**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for **William S. Nickels**, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **William S. Nickels**, the within named bargainor by the said **Kelly J. Nickels**, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 4th day of March, 2021.

Notary Public

My Commission Expires: 10-26-24

GREGORY S. PERRONE WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kelly J. Nickels**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **4th** day of **March, 2021.**

Notary Public

My Commission Expires: 10-26-24

GREGORY S. PERRONE WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

