Karen Johnson Davidson County
Batch# 620088 DEEDWARR
04/21/2021 11:26:21 AM 2 pgs
Fees: $13.00 Taxes: $5,457.50



20210421-0053319

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1536

# WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory Paul Richardson and Virginia Richardson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **1108 Nichol, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Subdivision of part of Block 1 of The Highlands of Belle Meade of record in Plat Book 1644, Page 105, 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 Gregory Paul Richardson and Virginia Richardson, husband and wife by Warranty deed from Nan E. Speller and Daniel B. Eisenstein Executor's of the Estate of Robert D. Eisenstein of record in Instrument No. 20180629-0063080 Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on June 29, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 1108 Nichol Lane, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| 1108 Nichol, LLC<br>204 Heady Drive<br>Nashville, TN 37205 | NEW OWNER | 130-05-0-136.00 |

**WITNESS THE EXECUTION HEREOF** this 19th day of April, 2021.

**Gregory Paul Richardson** **Virginia Richardson**

**State of Tennessee )**
**County of Davidson )**

On this 19th day of April, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gregory Paul Richardson and Virginia Richardson, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,475,000.00.**

Affiant

Sworn and subscribed before me on this the 19th day of April, 2021.

Notary Public

My Commission Expires: _____

JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023