**NEW OWNER:**
NATHAN NELSON
5669 CHESTNUTWOOD TRAIL
HERMITAGE, TN 37076

**SEND TAX BILLS TO:**
~~NEW OWNER~~ (Inc)
SUNTRUST MORTGAGE, INC.
P.O. BOX 79041
Baltimore, MD 21279-0041

**Map 098**
**Control Map 098**
**Group 05-0-A**
**Parcel 103.00**

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

**FILE NO: 07-1132**

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 10/05/07 11:06 3 pgs
Fees:18.00 Taxes:719.65
20071005-0118911

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Four Thousand Five Hundred and 00/100 Dollars ($194,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JILL MAJOR and husband, BRAD MAJOR,** ("Grantor"), have this day bargained and sold and by these presents do hereby transfer and convey unto **NATHAN NELSON and wife, MARY CARLA NELSON, tenants by the entireties,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Section Four, Hampton Hall, of record in Plat Book 11700, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jill Major and husband, Brad Major, by deed from Allen H. Allums and wife, Gabrielle Allums, dated June 17, 2005, and of record in Instrument Number 20050621-0071111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Jill M. Major and Jill Major are one and the same person.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 11700, Page 2, Section Four, Hampton Hall, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 26th day of September, 2007.

JILL MAJOR

By: _____
BRAD MAJOR, Attorney in Fact, pursuant to Power of Attorney of record in Book 20071005 0118910 Page _____.

BRAD MAJOR

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BRAD MAJOR**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of September, 2007.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **BRAD MAJOR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **JILL M. MAJOR A/K/A JILL MAJOR,** the within-named bargainor, as the free act and deed of the said **JILL M. MAJOR A/K/A JILL MAJOR.**

WITNESS my hand and official seal at office, this 26th day of September, 2007.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is **$194,500.00** .

AFFIANT

Sworn to and subscribed to before me this 26th day of September, 2007.

NOTARY PUBLIC

My commission expires: 11/19/09

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC