File No. 290100738

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/09 11:39 2 pgs
Fees:13.00 Taxes:458.43
20090224-0016114

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Holley A Mason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2-19-09

Notary Public

MY COMMISSION EXPIRES: 9-19-09 (AFFIX SEAL)

MEMORIE A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Hughes	Linda Hughes	041-12-0-056.00
(NAME) 3900 Thackery Drive	(NAME) 3900 Thackery Dr	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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 considerations, the receipt of which is hereby acknowledged, I, **Esther Nelsen**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Linda Hughes, married,** hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 77 on the Plan of SECTION II, BELLSHIRE ESTATES, as shown by plat of record in Plat Book 2133, Page 111, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to N. C. Nelsen and wife, Esther Nelsen by Warranty Deed dated March 9, 1956, from N.C. Nelsen and filed for record on March 16, 1956, in Book 2496, Page 473, Register's Office for said County. N. C. Nelsen having since died on July 28, 1971, leaving Esther Nelsen as sole owner.

Subject to all matters as set forth on the plat of record in Plat Book 2133, Page 111, Register's Office of said County.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3900 Thackery Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this.

Esther Nelsen by John Sprung her ATTOURNEY-IN-FACT

Esther ~~Nelsen~~ NELSEN, by John Sprung, her Attorney-in-Fact

STATE OF Indiana

COUNTY OF Marion

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid John Sprung, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Book X, Page _____, Registers Office for Davidson County, TN, the **Attorney-in-Fact** of Esther Nelson (herein called the "**Maker**"), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this

#20090224-0016113

Witness my hand at office on this 19 day of Feb, 2009.

Commission expires:

Notary Public

File Number: 290100738

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

TONY RUSSELL
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES SEPT. 9, 2015

NOTARY PUBLIC SEAL INDIANA