BILL GARRETT, Davidson County
Trans:T20120018032 DEEDWARR
Recvd: 03/12/12 12:39 2 pgs
Fees:13.00 Taxes:368.15
20120312-0021273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 99,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, SUITE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JACQUELYN D NELSON	**PRIMARY RESIDENTIAL MORTGAGE**	**0501401330**
3228 SPEARS RD	**4750 West Wiley Post Way, Ste 200**	
NASHVILLE, TN 37207	**Salt Lake City, UT 84416**	
		FILE: ST2012-0180

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 ACKNOWLEDGE, WE,

CARL JOHNSON, married

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

JACQUELYN D NELSON, unmarried

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 LOT NO. 355 ON THE PLAN OF PARKWOOD ESTATES, SECTION 2, AS OF RECORD IN BOOK 3300, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARL JOHNSON BY WARRANTY DEED FROM LEONARD NATHANSON, UNMARRIED DATED 11/18/09 AND RECORDED ON 11/24/09 IN INSTRUMENT NO 20091124-0108164, SAID REGISTER'S OFFICE FOR SAID COUNTY. CARL JOHNSON NEVER RESIDED IN SUBJECT PROPERTY AS PRIMARY RESIDENCE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 3300, Page 5, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 3228 SPEARS RD, NASHVILLE, TN 37207.

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 we do covenant with the said GRANTEES that we 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 2nd day of March, 2012.

CARL JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 2nd day of March, 2012.

Notary Public

My Commission Expires:

