BILL GARRETT, Davidson County
Trans:T20120039915 DEEDWARR
Recvd: 05/31/12 11:49 2 pgs
Fees:13.00 Taxes:814.00

20120531-0047224

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120500257

WARRANTY DEED

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 18th day of MAY, 2012

Notary Public

MY COMMISSION EXPIRES: 4-23-14

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID Z. NELSON 508 NORTH 17TH STREET NASHVILLE, TN 37206	PrimeLending 18111 Preston Rd #900 Dallas TX 75252	083-06-0-352.00

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,

NATHAN MUNDELL AND LEIGH COMPTON

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

DAVID Z. NELSON AND WIFE, PATRICE M. NELSON

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 the north 50 feet of Lot 3 on the Map of W.L. Horn's Spout Spring Addition of record in Book 57, Page 106, said Register's Office.

Said Lot fronts 50 feet on the west side of Hughes Street, now 17th Street, and runs back between parallel lines, 170 feet to a dead line.

BEING the same property conveyed to Nathan Mundell and wife, Leigh Compton, by Quitclaim Deed from Nathan A. Mundell, dated 8/8/08 and recorded 8/14/08 in Instrument No. 20080814-0083674, in the Register's Office of Davidson County, Tennessee and being the same property previously conveyed to Nathan A. Mundell, unmarried, by Warranty Deed from Kevin York Simmons and Noelle York-Simmons, as joint tenants with right of survivorship, dated 4/8/05 and recorded 4/12/05 in Instrument No. 20050412-0040572, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **508 NORTH 17TH STREET, NASHVILLE, TN 37206**
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 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 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 our hands this 18th day of MAY, 2012.

NATHAN MUNDELL

LEIGH COMPTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NATHAN MUNDELL AND LEIGH COMPTON the bargainor(s) 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 and official seal at Nashville, Tennessee, this 18th day of MAY, 2012.

Commission Expires:_____

_____
Notary Public

GAIL C. VIGNOLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014