BILL GARRETT, Davidson County
Trans:T20120062318 DEEDWARR
Recvd: 08/21/12 09:49 2 pgs
Fees:13.00 Taxes:4440.00
20120821-0074904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2012.

Notary Public

My commission expires: 6.26.16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edward Nelson	**Edward Nelson**	**116-07-0-097.00**
103 Westhampton Place	**103 Westhampton Place**	
Nashville, TN 37205	**Nashville, TN 37205**	

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, WE,

Della Rumore, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward G. Nelson, as Trustee of The Edward G. Nelson Trust U/A/D June 12, 2012, and Carole M. Nelson, as Trustee of the Carole M. Nelson Trust U/A/D June 12, 2012, each having a fifty percent (50%) undivided interest therein as tenants in common, and not as tenants by the entirety

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 8 on the Plan of Westhampton Place of record in Plat Book 3700, Page (s) 95 and 96, 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 Della Rumore by Quitclaim Deed from Victor Rumore of record at Instrument No. 20120221-0014809, Register's Office for Davidson County, Tennessee, dated February 02, 2012.Being the same property conveyed to Victor Rumore and wife, Della Rumore by Warranty Deed from Clarence H. Taylor, III and wife, Stewart Rooker Taylor of record at Instrument No. 20070720-0086393, Register's Office for Davidson County, Tennessee, dated July 18, 2007.

This conveyance is subject to:

All matters shown on the Plan of Record in Plat Book 3700, Page 95 and 96, said Register's Office, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 103 Westhampton Place, 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(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 EFFECTIVE AS OF August 15, 2012:

Della Rumore

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Della Rumore, the within named Grantor(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, at office, this the 15th day of August, 2012.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20120239R