THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13030082**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $238,000.00. Affiant Subscribed and sworn to before me, this 1st day of April, 2013. Notary Public My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

WARRANTY DEED

Address New Owner: Charlotte Vermeeren 5204 Wyoming Ave Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-03-0 082.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **F. Shannon Nelson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charlotte Vermeeren**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 4, DICKENS SUBDIVISION, as shown on plat of record in Plat Book 3300, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to F. Shannon Nelson by Warranty Deed from Marabeth Jordan Salveson, married, recorded on the 12th day of December, 2001 in Instrument No. 20011212-0137110, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DICKENS SUBDIVISION, as recorded in Plat Book 3300, Page(s) 24.

This is improved property located at 5204 Wyoming Ave Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2013.

F. Shannon Nelson by Bo Healy, Attorney in Fact

F. Shannon Nelson by Bo Healy, her attorney-in-fact

BILL GARRETT, Davidson County
Trans:T20130026310 DEEDWARR
Recvd: 04/02/13 09:22 2 pgs
Fees:13.00 Taxes:880.60

20130402-0032040

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bo Healy,** 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 the **Attorney-in-fact for F. Shannon Nelson,** 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 on behalf of the maker.

Witness my hand, at office, this 1st day of April, 2013.

Notary Public

My Commission Expires: _____



MY COMMISSION EXPIRES
SEPTEMBER 9, 2014