Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140032012 DEEDWARR
Recvd: 05/08/14 12:35 2 pgs
Fees:13.00 Taxes:1287.60
20140508-0039485

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1101**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/30/2014**, by and between **Kevin G. Nelson and Maureen Q. Nelson, husband and wife**, parties of the first part, and **Brian Wasserman and Allison M Wasserman, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Brentwood**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Section One Williams Grove, of record in Plat Book 9700, page 580, 581, and 582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kevin G. Nelson and Maureen Q. Nelson, Husband and Wife by deed from National Residential Nominee Services Inc., dated 06/08/2011,of record in Instrument Number 20110630-0050331, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **172 13 0A 022.00**
☒ **Improved 512 Logwood Briar Circle, Brentwood, TN 37207**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kevin G. Nelson

Kevin G. Nelson

Maureen Q. Nelson

Maureen Q. Nelson

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kevin G. Nelson and Maureen Q. Nelson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this ~~30th~~ 27 day of April, 2014..

Rebecca T. Garland

Notary Public

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/8/17

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Owner's Name: **Brian Wasserman and Allison M Wasserman**

and Address: **512Logwood Briar Circle, Brentwood, TN 37207**

Mail tax bills to: New owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$348,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 30th day of April, 2014..

Tara Jones

Notary Public

My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014