Davidson County DEEDWARR
Recvd: 08/13/14 15:57 3 pgs
Fees:18.00 Taxes:943.13
20140813-0073270

| | |
|---|---|
| (Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $254,900.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 4th day of August, 2014.<br><br>Notary Public<br><br>My commission expires: 9/21/2015 |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Kelly R. Martin**<br>**Mark A. Walls, Jr.** | **New Owner** | **Map\Parcel: 174-11-0-002.00** |
| **5696 Cane Ridge Road** | | |
| **Antioch, TN 37013** | | |

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, I/WE,

**Richard Nelson, a married man**

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

**Kelly R. Martin, an umarried woman and Mark A. Walls, Jr., an unmarried man, joint tenants with rights of survivorship**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 2 on the Plan of Nelson Subdivision of record in Instrument No. 20120606-0049442, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Richard Nelson, a married man, by Warranty Deed from Margaret K. Gilmore, unmarried, of record in Instrument No. 20100809-0062461, dated July 20, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20120606-0049442, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book Instrument No. 20110315-0020443 and amended in Instrument No. 20130621-0063989, Register's Office for DAVIDSON County, Tennessee.
Rise and Flow of any streams.
Water Mains, Access Road and Power Line Easement to Metro of record in Book 5078, Page 476, Register's Office for DAVIDSON County, Tennessee.
Green Belt Assessment of record in Book 8952, Page 794, Register's Office for DAVIDSON County, Tennessee.
Transmission Line Easement to USA of record in Book 4428, Page 565 and Book 4420, Page 36, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Instrument No. 20000825-0083988, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5696 Cane Ridge Road, Antioch, TN 37013.

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 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 except as 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 4th day of August, 2014.

Richard Nelson by Stan Gunselman, attorney-in-fact

Richard Nelson
By: Stan Gunselman, Attorney-in-Fact

*This property has been used for investment purposes only and has never been the marital residence of the grantor.

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stan Gunselman,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Richard Nelson for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Richard Nelson, and is authorized by Richard Nelson to execute this instrument on his/her behalf as shown by Limited Power of Attorney of record in Instrument No. 20140604-0048337, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 4th day of August, 2014.

Notary Public

My Commission Expires: [illegible]

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

COMMISSION EXPIRES: JUNE 25, 2017

File #: **140365JM**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

**E-RECORDED** simplifile

ID: _____

County: _____

Date: _____ Time: _____

# True Copy Certification

I, Daniel Heard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Daniel Heard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

Notary Seal

