Davidson County DEEDWARR
Recvd: 10/21/14 13:29 3 pgs
Fees:18.00 Taxes:555.00
20141021-0097004

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jeffrey C. Nelson
3613 Harbor Valley Court
Nashville, TN 37214

SEND TAX BILL TO:
~~XXXXXXXXXX New Owner or~~
Peoples Homes Equity
150 N. Seven Oaks
Knoxville, TN 37922

MAP/PARCEL 108-12-0B-220.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Leslie A. Larson, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Jeffrey C. Nelson, a married man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Final Plat, Section One, Harborview-Final Phase, a Planned Unit Development of record in Plat Book 9700, Page 192, 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 Leslie A. Larson, unmarried by deed from Jeff Parlato, unmarried of record in Instrument No. 20080219-0015647 Register's Office for Davidson County, Tennessee, dated February 14, 2008 and recorded on February 19, 2008.

This is improved property known as: **3613 Harbor Valley Court, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 192 and Book 6900, pages(577 & 581) inclusive, terms, provisions, covenants, conditions, restrictions, easements, charges,

assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10125, Page 494 as amended in Book 10344, Page 233 and Book 10386, Page 334, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 20th day of October, 2014.

Leslie A. Larson

Leslie A. Larson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Leslie A. Larson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of October, 2014.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

Teresa Taylor
AFFIANT

Subscribed and sworn to before me this the 20th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 9-18-17

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-22018

True Copy Certification

I, **Tammy McCauley** , 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 **Rutherford**

Personally appeared before me, **Teresa Taylor ,** a notary public for this county and

state, **Tammy McCauley** 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: 9-20-15

Notary' Seal (if on paper)

