Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140094821 DEEDWARR
Recvd: 12/18/14 11:21 2 pgs
Fees:13.00 Taxes:495.80
20141218-0115870

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 2014.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

03-1407-38204

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jenna Dillier<br>1901 18th Avenue South, Unit 105<br>Nashville TN 37212 | New Owner | 104-12-0-A-015.00-CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cori L. Nelsen, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jenna Dillier, unmarried,** hereinafter called the Grantees, their 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 Unit No. 105, together with the appurtenant interest in the common elements of Magnolia Wedgewood Condominium, a horizontal property regime established by Master Deed, of record in Book 6258, Page 718, as amended in Instrument No. 20110202-0009142, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-1" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian K. Nelsen by Quitclaim Deed from Tammy T. Algood, unmarried, dated May 22, 2000, recorded August 22, 2000, of record in Instrument No. 20000822-0082912, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brian K. Nelsen and wife, Cori L. Nelsen by Quitclaim Deed from Brian K. Nelsen, dated October 30, 2003, recorded December 15, 2003, of record in Instrument No. 20031215-0178842, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Order of the Davidson County Circuit Court, Case No. 13D-2259, filed of record on May 2, 2014. Further Order of the Davidson County Circuit Court, of record in Instrument No. 20141029-0099623 divests the subject property out of Brian Keith Nelsen and vests Cori Lynn Nelsen. Brian Keith Nelsen is the same person as Brian K. Nelsen. Cori Lynn Nelsen is one and the same person as Cori L. Nelsen.

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

This property is not the principal residence of the Grantor, her spouse, nor any of her dependents.

This property is improved property known as 1901 18th Avenue South, Unit 105, Nashville, TN 37212

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 11th day of December, 2014.

Cori L. Nelsen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cori L. Nelsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 11th day of December, 2014.

State of Tennessee at Large

My Commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY