Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1038

BILL GARRETT, Davidson County
Trans:T20150016037 DEEDWARR
Recvd: 03/04/15 14:12 5 pgs
Fees:28.00 Taxes:1875.90
20150304-0019055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Philip B. Nelson and Kathryn A. Nelson, Trustees of the Philip B. Nelson Declaration of Trust dated November 13, 2007, with a 50% undivided interest and Kathryn A. Nelson and Philip B. Nelson, Trustees of the Kathryn A. Nelson Declaration of Trust dated November 13, 2007, with a 50% undivided interest, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Holly Roche, and husband, Stephen Roche, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot 16, VILLAGE OF CHERRY GLEN, PHASE 4, as shown on the plat of record in Plat Book 9700, Page 664, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Philip B. Nelson and Kathryn A. Nelson, Trustees of the Philip B. Nelson Declaration of Trust dated November 13, 2007, with a 50% undivided interest and Kathryn A. Nelson and Philip B. Nelson, Trustees of the Kathryn A. Nelson Declaration of Trust dated November 13, 2007, with a 50% undivided interest, by Quitclaim Deed from The Philip B. Nelson Declaration of Trust dated April 11, 2013 of record as Instrument No. 20130412-0036696, Register's Office for Davidson County, Tennessee.

The below respective Trustees and Grantors of the Trusts named herein hereby certify and warrant that the said Trusts remain in effect, have not been terminated, and that under the terms and provisions of the said Trusts, the undersigned have the authority to sell real property, execute contracts, and execute deeds of conveyance and all other required documents for sale.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 620 Cherry Glen Circle, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of February, 2015.

Philip B. Nelson Declaration of Trust dated November 13, 2007

Philip B. Nelson, Trustee of the
Philip B. Nelson Declaration of Trust

Kathryn A. Nelson, Trustee of the
Philip B. Nelson Declaration of Trust

Philip B. Nelson, Grantor of
Philip B. Nelson Declaration of Trust

Kathryn A. Nelson Declaration of Trust dated November 13, 2007

Philip B. Nelson, Trustee of the
Kathryn A. Nelson Declaration of Trust

Kathryn A. Nelson, Trustee of the
Kathryn A. Nelson Declaration of Trust

Kathryn A. Nelson, Grantor of
Kathryn A. Nelson Declaration of Trust

STATE OF Virginia
COUNTY OF Virginia Beach

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Philip B. Nelson with whom I am personally acquainted and who upon their oath acknowledges himself to be the Trustee of the Philip B. Nelson Declaration of Trust, the within named bargainor, and that as such Trustee being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Virginia Beach, Virginia on this the 26th day of February, 2015.

Notary Public

Commission Expires: 9/30/18

CAMERON J LENAHAN
NOTARY PUBLIC
REGISTRATION # 7594018
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
9/30/2018

STATE OF Virginia
COUNTY OF Virginia Beach

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Philip B. Nelson with whom I am personally acquainted and who upon their oath acknowledges himself to be the Trustee of the Kathryn A. Nelson Declaration of Trust, the within named bargainor, and that as such Trustee being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Virginia Beach, Virginia on this the 26th day of February, 2015.

Notary Public

Commission Expires: 9/30/2018

CAMERON J LENAHAN
NOTARY PUBLIC
REGISTRATION # 7594018
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
9/30/2018

WITNESS THE EXECUTION HEREOF this 27th day of February, 2015.

Philip B. Nelson Declaration of Trust dated November 13, 2007

_____
Philip B. Nelson, Trustee of the
Philip B. Nelson Declaration of Trust

Kathryn A. Nelson, Trustee of the Philip B. Nelson Declaration of Trust
Kathryn A. Nelson, Trustee of the
Philip B. Nelson Declaration of Trust

_____
Philip B. Nelson, Grantor of
Philip B. Nelson Declaration of Trust

Kathryn A. Nelson Declaration of Trust dated November 13, 2007

_____
Philip B. Nelson, Trustee of the
Kathryn A. Nelson Declaration of Trust

Kathryn A. Nelson, Trustee of the Kathryn A. Nelson Declaration of Trust
Kathryn A. Nelson, Trustee of the
Kathryn A. Nelson Declaration of Trust

Kathryn A. Nelson, Grantor of Kathryn A. Nelson Declaration of Trust
Kathryn A. Nelson, Grantor of
Kathryn A. Nelson Declaration of Trust

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Philip B. Nelson with whom I am personally acquainted and who upon their oath acknowledges himself to be the Trustee of the Philip B. Nelson Declaration of Trust, the within named bargainor, and that as such Trustee being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at _____, _____ on this the _____ day of February, 2015.

_____
Notary Public

Commission Expires:_____

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Philip B. Nelson with whom I am personally acquainted and who upon their oath acknowledges himself to be the Trustee of the Kathryn A. Nelson Declaration of Trust, the within named bargainor, and that as such Trustee being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at _____, _____ on this the _____ day of February, 2015.

_____
Notary Public

Commission Expires:_____

STATE OF Virginia)
COUNTY OF Virginia Beach)

On this 26th day of February, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Philip B. Nelson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Cameron Jenahan
Notary Public

CAMERON J LENAHAN
NOTARY PUBLIC
REGISTRATION # 7594018
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
9/30/2018

My Commission Expires: 9/30/2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kathryn A. Nelson with whom I am personally acquainted and who upon their oath acknowledges herself to be the Trustee of the Philip B. Nelson Declaration of Trust, the within named bargainor, and that as such Trustee being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee on this the 27th day of February, 2015.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Commission Expires: 5/8/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kathryn A. Nelson with whom I am personally acquainted and who upon their oath acknowledges herself to be the Trustee of the Kathryn A. Nelson Declaration of Trust, the within named bargainor, and that as such Trustee being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee ~~on this the 27th~~ day of February, 2015.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Commission Expires: 5/8/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kathryn A. Nelson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 507,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of February, 2015.

Notary Public

My Commission Expires: 5/8/18

NEW OWNER:
Holly Roche
504 Park Center Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
131-06-OH-07700