BILL GARRETT, Davidson County
Trans:T20150032286 DEEDWARR
Recvd: 04/29/15 09:06 2 pgs
Fees:13.00 Taxes:629.00
20150429-0038135

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $170,000.00.

Affiant

Subscribed and sworn before me this the 24th day of ~~April, 2015.~~

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Infill Development, LLC	First Advantage Bank	083-02-0-117.00
513 Fatherland Street	1430 Madison Street	
Nashville, TN 37206	Clarksville, TN 37040	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHERINE J. NELSON AND STEPHANIE B. BARGER, A MARRIED COUPLE AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to INFILL DEVELOPMENT, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the East 50.0 feet of the West 100. feet of Lot No. 6 of Block "A" on the Plan of Weakley Place of record in Plat Book 161, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said part of said Lot fronts 50.0 feet on the South side of Weakley Avenue and runs back between parallel lines 250.00 feet to a dead line.

Being the same property conveyed to Shirley F. Eberhart, unmarried by Warranty deed from Cecil L. Miller, unmarried of record in Book 8520, page 913, Register's Office for Davidson County, Tennessee, dated January 02, 1992 and recorded on January 03, 1992. (Value or consideration shown in aforementioned deed $14,500.00.).

Being the same property conveyed to Katherine J. Nelson and Stephanie B. Barger, a married couple as tenants in common with rights of survivorship by Warranty deed from Shirley F. Eberhart, unmarried of record in Instrument No. 20140520-0043187 Register's Office for Davidson County, Tennessee, dated May 15, 2014 and recorded on May 20, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1412 Sharpe Avenue, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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 successors, 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 the 24th day of April, 2015.

Katherine J. Nelson

Stephanie B. Barger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katherine J. Nelson and Stephanie B. Barger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2015.

My commission expires: 9/10/18

Notary Public

