151593

Davidson County DEEDWARR Recvd: 05/08/15 13:43 3 pgs Fees:18.00 Taxes:862.10 **20150508-0042435**	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $233,000.00. Tori Chase Affiant Subscribed and sworn to before me, this 6th day of May, 2015. Notary Public My commission expires: 3-25-19
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rebekah J. Nevel and Jonathan L. Nevel	New Owner	**Map\Parcel: 126-15-0A-263.00-CO**
8069 Settlers Way	(same)	
Nashville, TN 37221		

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, WE,

Barbara L. ClenDening, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebekah J. Nevel and Jonathan L. Nevel, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 83 on the Plan of Section Six Boone Trace at Biltmore of record in Plat at Instrument No. 20010607-0060003, 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 Barbara L. ClenDening, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, A/K/A NVR, Inc. of record in Instrument No. 20011102-0120102 Register's Office for Davidson County, Tennessee, dated October 19, 2001 and recorded on November 02, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: all matters shown on the Plan of record in Plat at Instrument No. 20010607-0060003, Covenants, Conditions and Restrictions of record in Book 7265, Page 657 ; Book 9342, Page 312; as re-recorded in Book 9735, Page 931, Book 10032, Page 813; Book 10306, Page 817; and in Book 11455, Page 443, Instrument No. 20000126-0008529 and Instrument No. 20010717-0075902 and Instrument No. 20011119-0126832, Charter of record in Book 9607, Page 534, all matters shown on the PUD Boundary Plat in Book 6900, Page 470, Conveyance of common areas in Instrument No. 20011119-0126831, Easements in Book 8992, Page 63 and Book 9665, Page 420, Storm Water Detention Agreement in Instrument No. 20001120-0114598, Restrictions of record as Instrument Number 20011102-0120102, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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 is improved property known as **8069 Settlers Way, Nashville, TN 37221 a/k/a 7225 Explorer Trail, Nashville, TN 37221**.

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, unless 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 hands this 6th day of May, 2015.

Barbara L. ClenDening

Barbara L. ClenDening

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Barbara L. ClenDening the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2015.

Marilyn Randolph

Notary Public

My Commission Expires:

MARILYN RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
DECEMBER 17, 2016

File #: **150088**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

True Copy Certification

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

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith