BILL GARRETT, Davidson County
Trans:T20150057634 DEEDWARR
Recvd: 07/16/15 09:01 2 pgs
Fees:13.00 Taxes:769.23
20150716-0069184

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $207,900.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2015.

Notary Public

(Notary Stamp) My commission expires:_____

STATE OF TENNESSEE NOTARY PUBLIC NANCY L. SCHNEIDER COUNTY OF WILLIAMSON My Comm. Expires April 13, 2019

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Corey Celsor	Simmons First National Bank ~~New Owner~~	**Map/Parcel: 161-06-0-A-114.00CO**
1516 Hamden Drive	501 Main St	
Nashville, TN 37211	Pine Bluff, AR 71601	

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, I/WE, **Kyle B. Sapp and wife, Nell M. Sapp,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO: **Corey Celsor, an unmarried man**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, 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 114 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Oakhill Townhomes of record in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kyle B. Sapp, unmarried and Nell M. Erzinger, unmarried, Joint Tenants with right of survivorship, by Warranty Deed, from Benjamin DeBoer and wife, Amy DeBoer, dated June 5, 2014, of record in Instrument No. 20140617-0052795, Register's Office for Davidson County, Tennessee. Nell M. Sapp being now married to Kyle B. Sapp, is now known as Nell M. Sapp.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20070614-0071397 and amended in Instrument No. 20080325-0030014, Instrument No. 20080709-0070601, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Plat Book 4460, Pages 76 & 77, Register's Office for DAVIDSON County, Tennessee.
QCD to HOA of record in Instrument No. 20080909-0092190, Register's Office for DAVIDSON County, Tennessee.
Roadway Easement of record in Book 6749, Page 459, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Instrument No. 20070614-0071397, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

And this conveyance is subject to all other 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 1516 Hamden Drive, Nashville, TN 37211.

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 except as 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/our hand(s) this 15th day of July, 2015.

Kyle B. Sapp

Nell M. Erzinger, now known as Nell M. Sapp

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Kyle B. Sapp, and Nell M. Sapp, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2015.

Notary Public

~~File #: 150326JM~~
RECORD & RETURN TO:
~~McCann & Hubbard~~
~~1804 Williamson Court, Suite 201~~
~~Brentwood, TN 37027~~
Reserve Title
206 A Cool Springs Blvd #106
Franklin, TN 37067

My Commission Expires: 11-12-17

MARK A. MURPHY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964012068 3
MY COMMISSION EXPIRES NOVEMBER 12, 2017