WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150093710 DEEDWARR
Recvd: 11/03/15 12:44 2 pgs
Fees: 13.00 Taxes: 1073.00
20151103-0111988

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Shawn M. Craig and Tiffanie B. Craig	new owner	83-6-352
(NAME)	(NAME)	
155 Beachview Avenue		
(ADDRESS)	(ADDRESS)	
Pacifica, CA 94044		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152101

For and 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 acknowledged, **WE, DAVID Z. NELSON AND WIFE, PATRICE M. NELSON**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **SHAWN M. CRAIG AND TIFFANIE B. CRAIG, HUSBAND AND WIFE**, 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 the North 50 feet of Lot 3 on the Map of W.L. Horn's Spout Spring Addition, of record in Book 57, page 106, said Register's Office.

Said Lot fronts 50 feet on the west side of Hughes Street, now 17th Street, and runs back between parallel lines, 170 feet to a dead line.

Being the same property conveyed to David Z. Nelson and wife, Patrice M. Nelson by deed from Nathan Mundell and Leigh Compton, dated May 18, 2012, of record in Instrument No. 20120531-0047224, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 508 N. 17th St., Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of October, 2015

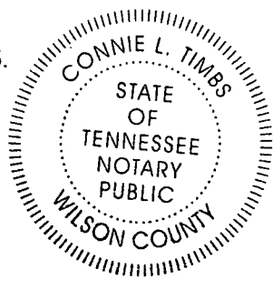
David Z. Nelson

Patrice M. Nelson

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David Z. Nelson and Patrice M. Nelson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2015.



Notary Public
My Commission Expires: 2-4-2019