Davidson County DEEDWARR
Recvd: 01/15/16 08:01 3 pgs
Fees:18.00 Taxes:623.45
20160115-0004183

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $168,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF JANUARY, 2016. NOTARY PUBLIC MY COMMISSION EXPIRES 10/29/19

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1640B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Edith S. Myers		053-06-0A-179.00-CO
2101 Riverway Drive		
Old Hickory, TN 37138-2827		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JILL ELIZABETH NELSON, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDITH S. MYERS, SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 179 on the Plan of Waterford, Phase One of record in Plat Book 6900, Page 569, 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 Jill Elizabeth Nelson by Corporate Special Warranty deed from Wells Fargo Financial Tennessee 1, LLC of record in Instrument No. 20090826-0080263 Register's Office for Davidson County, Tennessee, dated August 19, 2009 and recorded on August 26, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

H. Taxes for the year 2016 a lien, not yet due and payable.

I. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 569, Register's Office for Davidson County, Tennessee.

J. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9081, Page 63, Book 9309, page 847, Book 9432, page 988 and Book 9530, page 185, Register's Office for Davidson County, Tennessee.

K. Subject to rights of others in and to the common areas and/or elements.

This is property known as 2101 Riverway Drive, Old Hickory, TN 37138-2827

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 in 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 hand on the 12th day of January, 2016.

Jill Elizabeth Nelson

Jill Elizabeth Nelson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JILL ELIZABETH NELSON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of January, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1640B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

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

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

