WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/16 11:42 3 pgs
Fees:18.00 Taxes:1480.00
20160302-0019924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Emily Nelson	Highlands Residential Mortgage, LTD	104 10 0 128.00
(NAME)	(NAME)	
3302 Overlook Drive	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Thousand And No/100 Dollars ($400,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bradley S. Troxel and Lori A. Troxel, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily Nelson, a single woman,** 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:

Being Lot No. 169 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described according to a survey made by Erle Drake, County Surveyor, October 10, 1930, as follows:

Beginning at a point in northwesterly margin of Overlook Drive, formerly Hillside Drive, at the common corner of Lots 168 and 169; thence in the line between said lots, northwesterly 180 feet to a point in the southeasterly line of Lot 187; thence with the line between Lots 169 and 187, southwesterly 70 feet to the common corner of Lots 169 and 170; thence with the line between said lots, southeasterly 180 feet to the northwesterly margin of Overlook Drive; thence with the margin of the same, northeasterly 70 feet to the beginning.

This conveyance is subject to the following:

All matters appearing on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described according to a survey made by Erle Drake, County Surveyor, October 10, 1930.

File Number: GRN-160584FC

Being the same property conveyed to Bradley S. Troxel and Lori A. Troxel by Warranty Deed from Martha Brady Thorn, unmarried dated June 21, 2011 and recorded July 6, 2011 as Instrument No. 20110706-0051670, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3302 Overlook Drive, Nashville, TN 37212

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 29th day of February, 2016.

~~Scott S. Troxel~~ Bradley S. Troxel

Lori A. Troxel

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named ~~Scott S. Troxel~~ *Bradley S. Troxel and Lori A. Troxel, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of February, 2016.

Notary Public

My Commission Expires:

(SEAL) 4-10-18

SUSAN L MEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-160584FC

True Copy Certification

I Anita L. Leach, 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.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, 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