BILL GARRETT, Davidson County
Trans: T20160035171 DEEDWARR
Recvd: 04/28/16 14:50 2 pgs
Fees: 13.00 Taxes: 1195.84
20160428-0041688

WARRANTY DEED

BMR16-0311

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,200.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jonathan K. Cressman	new owner	
311 Mckennell Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		083-04-0-247.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we REBECCA E. NELSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN K. CRESSMAN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 8 on the Plan of Delaney Subdivision, Section I, A Resubdivision of a Part of Lot 113, Brownsville Subdivision of record in Plat Book 3500, Page 129, 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 Jeff Anderson, unmarried, and Amber Few, unmarried, joint tenants with rights of survivorship, by Warranty Deed from Teresa Hudgens, unmarried, of record in Instrument Number 20060119-0007072, Register's Office for Davidson County, Tennessee, dated January 17, 2006, and recorded on January 19, 2006, and further recorded in Instrument Number 20060120-0007583, Register's Office for Davidson County, Tennessee on January 20, 2006.

Being the same property conveyed to Rebecca E. Nelson by Warranty deed from Jeff Anderson and wife, Amber Anderson f/k/a Amber Few of record in Instrument No. 20150317-0022704 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 17, 2015.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 3500, Page 129, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 311 Mckennell Drive , Nashville, Tennessee 37206-1448
(House Number) (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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of April, 2016.

Rebecca E. Nelson

Rebecca E. Nelson

STATE OF Tennessee
COUNTY OF

On this 27th day of April, 2016, before me personally appeared Rebecca E. Nelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 27th day of April, 2016.

Notary Public
My Commission Expires: 10-12-19

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959