WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036406 DEEDWARR
Recvd: 05/03/16 09:18 2 pgs
Fees:13.00 Taxes:649.35
20160503-0043190

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NIRAJ VANKAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON Comm. Expires 2019

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jared Weiss	new owner	10709002700
(NAME)	(NAME)	
1110 Massman Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Sarah B Wilder Nelson, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Jared Weiss and wife, Lauren Weiss,** 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 38 on the Plan of Patricia Heights Section I of record in Book 2331, Page 130 and 131, as amended in Book 2646, page 309, both in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate and complete legal description of said Lot.

Being the same property conveyed to Sarah B Wilder, unmarried from Daniel A Gingerich, dated 12/13/13, of record as Instrument No 201312160126787, said Register's Office.

This is property known as 1110 Massman Dr. Nashville TN 37217

Sarah Wilder K/N/A Sarah B Nelson.

This is not now nor has it every been the primary residence of Sarah B Wilder Nelson

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1110 Massman Dr. Nashville TN 37217
(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 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, 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 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 04/29/16.

Sarah B Wilder Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Sarah B Wilder Nelson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 04/29/16.

Notary Public

My Commission Expires:

