Prepared by:
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Davidson County DEEDWARR
Recvd: 05/09/16 11:55 3 pgs
Fees:18.00 Taxes:1850.00
**20160509-0045734**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this 6 day of April 2016.

Notary Public
My commission expires: 9/26/2018

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Justin C.Totten | New Owner | 094-05-0-131.00 |
| 1001 S. 11th Street | | |
| Nashville TN 37026 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Richard A. Nelson, married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Justin C. Totten 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:

Being Lot No 2 on the Plan of Resubdivision of Part of Lot 86 on the map of Haynie's Central Park Plan of record in Instrument No. 201506230060032 and correct by Surveyor's Certificate of Correction of record in Instrument No. 20160329-0029571 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Richard A. Nelson by deed from Sherry Phillips Hinkle, Joseph Scott Phillips, Debra Phillips Singer, Jason Eugene Phillips; Angelique Austin-Guardian for Devon Ray Phillips and Theresa Ann Phillips of record in Instrument No. 201503270026635 Register's Office for Davidson County, Tennessee and portion of the same property conveyed to Richard A. Nelson by deed from Robert A. O'Malley and Betty S O'Malley of record in Instrument No. 20150330002684 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Resubdivision of Part of Lot 86 on the map of Haynie's Central Park Plan of record in Instrument No. 201506230060032 which revised plat of record in Matters appearing on plan of Haynie's Central Park of record in Instrument No. 20070509-0055765 Register's Office for Davidson County, Tennessee

This property is improved property known as 1001 S. 11th Street, Nashville, Tennessee 37026

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6 day of April, 2016.

Richard A. Nelson

Christine M. Nelson, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Nelson and Christine M. Nelson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 8 day of April, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09327

# True Copy Certification

I, Amy Tidwell, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Stephanie McPeak [Name of Notary], a notary public for this county and state, Amy Tidwell [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-11-17

{Notary' Seal}

STEPHANIE MCPEAK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY