WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160038772 DEEDWARR
Recvd: 05/10/16 10:35 2 pgs
Fees:13.00 Taxes:764.79
20160510-0046231

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2016

Notary Public:

MY COMMISSION EXPIRES: 3-20-18
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Laura B. Nesta	Fifth Third	Parcel ID:
305 Conifer Place	5001 Kingsley Dr	10804005800 &
Nashville, TN 37214	Cincinnati OH 45227	10901003200

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

John Christopher Williams and wife, Beth Williams

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Laura B. Nesta and husband, Jonathan F. Nesta

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:

TRACT NO. 1:

Land in Davidson County, Tennessee, being all of The "Massey Cemetery", on the Plan of Resubdivision of Lots 70 thru 90, Lots 92 thru 97, Lots 138 thru 145, Lots 179 thru 181, Lot 192, Lots 194 thru 197, Lots 203 thru 206, and Lots 238 thru 240, Section Two, Larchwood, as shown by plat appearing of record in Plat Book 5200, Pages 207-208 and amended by Surveyor's Certificate of Correction of record in Book 5617, Page 208, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

TRACT NO. 2:

Land in Davidson County, Tennessee, being all of Lot No. 93 on the Plan of Resubdivision of Lots 70 thru 90, Lots 92 thru 97, Lots 138 thru 145, Lots 179 thru 181, Lot 192, Lots 194 thru 197, Lots 203 thru 206, and Lots 238 thru 240, Section Two, Larchwood, as shown by plat appearing of record in Plat Book 5200, Pages 207-208, and amended by Surveyor's Certificate of Correction of record in Book 5617, Page 208, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to John Christopher Williams, a/k/a Chris Williams by Quitclaim Deed from Bruce Donaldson, of record in Instrument 20060626-0075601, dated June 15, 2006, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5479, Page 443 amended in Book 5681, Page 532; Book 5688, Page 696; Book 5773, Page 797; Book 6011, Page 130; Book 6299, Page 152; Book 6301, Page 82; Book 6391, page 449; Book 6767, Page 385; Book 7434, Page 620; Book 7792, Page 540; Book 8032, Page 432; Book 9827, Page 12; Book 6299, Page 166 amended in Book 6301, Page 96; Book 6391, Page 459; Book 6873, Page 939; and Book 7271, Page 342, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 207-208, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 305 Conifer Place, Nashville, TN 37214

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 this 6th day of May, 2016.

John Christopher Williams

Beth Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Christopher Williams and Beth Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.