BILL GARRETT, Davidson County
Trans:T20160046765 DEEDWARR
Recvd: 06/03/16 08:35 2 pgs
Fees:13.00 Taxes:518.00
20160603-0055921

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00
James Nelson
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2016.
Lori Buie
Notary Public
MY COMMISSION EXPIRES: 9/25/19

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
JAMES NELSON	New Owner	142-09-O-D/142.00
(NAME) 1098 GENERAL GEORGE PATTON RD.	(NAME)	
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, DOUGLAS B. YOUNG, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES NELSON AND KELLIE N. NELSON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1098 TOGETHER WITH THE CARPORT DESIGNATED C-142 ON THE PLAN OF RIVER PLANTATION, SECTION SIX, PHASE ONE, AS OF RECORD IN BOOK 5200, PAGE 359 AND 360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS B. YOUNG BY QUITCLAIM DEED FROM SUSAN L. YOUNG, RECORDED ON APRIL 2, 2007 IN INSTRUMENT NO. 20070402-0038763, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, PURSUANT TO THE FINAL DECREE OF DIVORCE AND THE MARITAL DISSOLUTION AGREEMENT FILED IN THE EIGHTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE ON MARCH 3, 2006 AND MAY 22, 2006 IN DOCKET #05D-1669.

This is improved property, known as 1098 GENERAL GEORGE PATTON ROAD, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 31 day of May, 2016.

DOUGLAS B. YOUNG

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DOUGLAS B. YOUNG, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 31st day of May, 2016.

NOTARY PUBLIC
My commission expires: 06/19/2018

LUCY W. GALLAMORE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.