Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1605 00240

BILL GARRETT, Davidson County
Trans:T20160051995 DEEDWARR
Recvd: 06/20/16 09:49 2 pgs
Fees:13.00 Taxes:2952.60
20160620-0062245

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $798,000.00.

Affiant

Subscribed and sworn before me this the 17th day of June, 2016.

Notary Public
My commission expires: 9-10-2018

STATE OF TENNESSEE NOTARY PUBLIC BENJAMIN SEAMON DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sara and Charles Walls 4645 Tara Drive Nashville, TN 37215	New Owner	131-14-0-013.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PAUL K. NELSON AND ELIZABETH B. NELSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SARA WALLS AND CHARLES WALLS, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Section Two, Tynewood Estates of record in Plat Book 2900, Page (s) 89 and 90, 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 Paul K. Nelson and wife, Elizabeth B. Nelson by Warranty deed from Dr. Gordon L. Jensen and wife, Sarah A. Jensen of record in Instrument No. 20070604-0066168 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 04, 2007.
(Value of consideration shown in aforementioned deed $615,000.00.) Being also known as 4645 Tara Drive Nashville, TN 37215.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED PROPERTY KNOWN AS 4645 Tara Drive, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

EBN

Witness my hand this the 17th day of June, 2016.

Paul K. Nelson

Elizabeth B. Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul K. Nelson and Elizabeth B. Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2016.

My commission expires:

1/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY