STATE OF Tennessee
COUNTY OF Davidson

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-32288

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 2016.

Dorothy E. Welch
Notary Public
MY COMMISSION EXPIRES: 4-13-19
File No. G16-5232D

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160060035 DEEDWARR
Recvd: 07/13/16 13:54 2 pgs
Fees:13.00 Taxes:1021.20
20160713-0071840

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Natalie Forsyth (NAME)	New Owner (NAME)	84-12-61
2841 Renee Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Gary A. Nelson and Stephanie D. Boyd, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie Forsyth**, 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:

Being Lot No. 38 on the plan of SUNNY ACRES, SECTION II, of record in Plat Book 2663, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 begins at a point in the southerly margin of Renee Drive at the common dividing line between lots Nos. 38 and 39; thence southerly along said dividing line 278.3 feet to a point; thence easterly 212.1 feet to a point in the westerly margin of Lumar Lane; thence northerly along the westerly margin of Lumar Lane, 270.12 feet to the beginning of a curve; thence around said curve 36.29 feet to a point in the southerly margin of Renee Drive; thence westerly 121.02 feet along the southerly margin of Renee Drive to the point of beginning.

BEING the same property conveyed to Gary A. Nelson and Stephanie D. Boyd, husband and wife from Michael James Dennis and Patrick Albert Dennis and Ann Lee Dennis Whitefield, Heirs of the Estate of James A. Dennis, by Warranty Deed dated March 16, 2012, as Instrument No. 20120322-0024531, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2736, page 124, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2663, page 39, Register's Office for Davidson County, Tennessee.

3. Easement Deed by Court order to U.S. Sprint Communications Co. as recorded in Instrument # 20140114-0003778, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2841 Renee Drive, 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. Whenever 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/our hand(s) this 6th day of July, 2016.

X _____ July 06, 2016
Gary A. Nelson Date

X _____ July 06, 2016
Stephanie D. Boyd Date

STATE OF OHIO

COUNTY OF HAMILTON }

NOTARIAL SEAL STATE OF OHIO

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Gary A. Nelson and Stephanie D. Boyd, husband and wife, the bargainor(s), 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, this 6th day of July, 2016.

My Commission Expires: FEB 2021

_____
Notary Public

HAMBARSOON GHARIBIAN
Notary Public, State of Ohio
My Commission Expires 02-11-2021

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066