39B

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Justin Lal Willingham, et ux
847 Neartop Drive
Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20160109996 DEEDWARR
Recvd: 12/14/16 14:54 2 pgs
Fees:13.00 Taxes:1998.00
20161214-0131282

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
F & M. Bank
50 Franklin St.
Clarksville TN 37040

MAP 103 - 14
GROUP
PARCEL 8.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Oscar Tivis Nelson, Jr., married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, do hereby transfer and convey unto **Justin Lal Willingham and Leah Willingham, husband and wife**, 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:

Land in Davidson County, Tennessee, **being Lot No. 7 on the Plan of a Resubdivision of Lots 3 and 4, Hillwood Estates, and Lot No. 7 Hillwood Terrace** as shown by plat and survey of record in Plat Book 4885, page 94, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oscar Tivis Nelson, Jr., unmarried, by Warranty Deed dated November 25, 1991, from Paul H. Barnett, surviving tenant by the entireties, of record in Book 8495, page 52, Register's Office for Davidson County, Tennessee.

Patricia O'Conner Nelson, spouse of Oscar Tivis Nelson, Jr., hereby joins in the conveyance of title, claim and/or interest she may in and to subject property, marital or otherwise.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **847 Neartop Dr., Nashville, Tennessee 37205.**

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, GRANTOR does covenants with the said GRANTEES that he is 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **13th** day of **December, 2016.**

Oscar Tivis Nelson, Jr.

Patricia O'Conner Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Oscar Tivis Nelson, Jr. and Patricia O'Conner Nelson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of December, 2016.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is **$540,000.00**.

AFFIANT

Subscribed and sworn to before me on this 13th day of December, 2016.

NOTARY PUBLIC
My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC