WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111094 DEEDWARR
Recvd: 12/19/16 09:17 2 pgs
Fees:13.00 Taxes:1677.95
20161219-0132609

G-P-16-333-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John E Halbert and Marjorie L Halbert	newowner	
(NAME)	(NAME)	**172-05-0A-043.00**
333 Red Feather Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALISON SUZANNE NELSON (A/K/A SUZANNE NELSON), UNMARRIED** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN E HALBERT AND MARJORIE L HALBERT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 43 on the Plan of Final Plat Phase Four, Oakmont Subdivision, a Residential Planned Unit Development of record in Plat Book 7900, Page 480, amended in Plat Book 9700, page 882, 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 Suzanne Nelson by Quitclaim deed from Mark Nelson of record in Instrument No. 20100317-0019874 Register's Office for Davidson County, Tennessee, dated March 8, 2010 and recorded on March 17, 2010. The said Suzanne Nelson's legal name is Alison Suzanne Nelson. Alison Suzanne Nelson and Suzanne Nelson are one the same person.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 7900, page 480, as amended in Plat Book 9700, page 882, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat in Book 7900, page 479, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8850, Page 631, amended in Book 9453, page 119, Book 11484, page 619 and Instrument 200506160069202, Register's Office for Davidson County, Tennessee.
- Deed conveying open space to HOA in Book 9440, page 530 and Book 9440, page 535, and Instrument 200412080146211, Register's Office for Davidson County, Tennessee.
- By-Laws of HOA in Book 8850, page 656, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 8868, page 942, Register's Office for Davidson County, Tennessee.
- Easement in Book 8940, page 223 and Book 8671, page 98, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **333 Red Feather Lane, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 14th DAY OF DECEMBER, 2016.

Alison Suzanne Nelson

Alison Suzanne Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of December, 2016.

Mary Frances Rudy

Notary Public
My Commission Expires: 3-6-18
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MARY FRANCES RUDY
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212