BILL GARRETT, Davidson County
Trans:T20160113352 DEEDWARR
Recvd: 12/27/16 09:30 2 pgs
Fees:13.00 Taxes:758.50
20161227-0135227

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165715

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 19th day of December, 2016.

Notary Public
My Commission Expires: 3/6/18

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Nelson 3800 Haywood Court Nashville, TN 37211	NEW OWNER	148-5-208.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John P. Shrier and Rachel L. Shrier husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David Nelson a single man, Gary Nelson and Jan Nelson husband and wife, tenants in common with right of survivorship,** 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. 9 on the plan of Haywood Acres, Section II, of record in Book 2854, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John P. Shrier and Rachel L. Shrier, husband and wife by Warranty Deed from James F. Cook and Gloria J. Wright now Cook, husband and wife, dated August 31, 2010, recorded September 2, 2010, of record in Instrument No. 20100902-0070009, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 3800 Haywood Court, Nashville, TN 37211.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said 2016 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December, 2016.

John P. Shrier

Rachel L. Shrier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **John P. Shrier and Rachel L. Shrier husband and wife**, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of December, 2016.

DAVIDSON COUNTY
State of Tennessee Notary Public
AMANDA VAUGHN

Notary Public
My Commission expires: 5/5/2020