PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170005398 DEEDWARR
Recvd: 01/19/17 13:33 2 pgs
Fees:13.00 Taxes:1128.50
20170119-0006090

W & I Ref: (RF) Title No.: 58756
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel Barrett Keaton Share Candace Elaine Share 7156 Bay Cove Trail Nashville, TN 37221	Movement Mortgage 841 Seahawk Cir. Virginia Beach, VA 23452

TAX MAP PARCEL NUMBERS: 141120B10300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Travis Nelson**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Barrett Keaton Share and Candace Elaine Share,** husband and wife, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Southampton, Phase 5 of record in Book 6900, page 217, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Travis Nelson and wife, Juliana Hamilton Chase by Warranty Deed from Debra Marie Toms, dated April 16, 1993 and recorded on April 20, 1993 of record in Book 8920, page 778, Register's Office for Davidson County, Tennessee. The said Richard Travis Nelson and Juliana Hamilton Chase have since divorced. By Quitclaim Deed dated September 29, 2008 and recorded on September 29, 2008 of record in Instrument No. 20080929-0098467, said Register's Office. Subject property was conveyed to Richard Travis Nelson. Corrected by Scrivener's Affidavit of record in Instrument No. 20100720-0056754, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 217, said Register's Office, which Plan shows a 40 foot minimum building setback line from By Cove Trail together with a designated building site and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7140, page 345, Book 6120, page 450, Book 6231, page 63, By Laws in Book 6355, page 517, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7156 Bay Cove Trail, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 3721[illegible] BOX 10-A

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of January, 2017.

Richard Travis Nelson

State of Tennessee

County of Davidson

On this 18th day of January, 2017, before me the undersigned authority, personally appeared Richard Travis Nelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Sworn and subscribed before me this 18th day of January, 2017.

Notary

My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017