THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16119980**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,420,000.00. Tracey Perry Affiant Subscribed and sworn to before me, this 20th day of January, 2017. Notary Public My Commission Expires: 1-6-20

PREPARED BY: BANKERS TITLE & ESCROW CORP 3310 WEST END AVE. NASHVILLE, TN 37203 RETURN TO:

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Jennifer Nelson and John Nelson 3 Annandale Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158-04-0A-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rick B. Longie and Danae A. Longie, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Nelson and Jennifer K. Nelson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 115, as shown on the map entitled Revised Section One Otter Wood, of record in Plat Book 6900, page 590, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with as an appurtenance thereto, that certain easement for ingress and egress of record in Book 7667, page 218, and further corrected in Book 7942, Page 678, said Register's Office.

Being the same property conveyed to RICK B. LONGIE and wife, DANAE A. LONGIE, by deed from DWAINE L. ANDERSON and wife, LEILANI BOULWARE, of record in Instrument No. 20091019-0096327, dated October 16, 2009, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 158-04-0A-001.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6900, page 590, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7260, page 483, amended in Book 8762, page 199, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20170006034 DEEDWARR
Recvd: 01/23/17 08:28 2 pgs
Fees:13.00 Taxes:5254.00
20170123-0006790

Grant of Underground Utility Easement of record in Book 10168, page 903, said Register's Office.

Perpetual Water and Sanitary Sewer Easement of record in Instrument No. 20150210-0012396, said Register's Office.

Grant of Easement of record in Book 7667, page 218, said Register's Office.

This is improved property located at 3 Annandale Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of January, 2017.

Rick B. Longie

Danae A. Longie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rick B. Longie and Danae A. Longie, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of January, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018