WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170017963 DEEDWARR
Recvd: 03/02/17 09:02 2 pgs
Fees:13.00 Taxes:710.40
20170302-0020531

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$192,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|28th DAY OF February,2017.
|_____
|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
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO: NEW OWNER	MAP 041
Skyler E Nelson		GROUP 07 0
1305 Cheshire Drive	_____	PARCEL 058.00
Nashville, Tennessee 37207	_____, _____	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Justin Rogers, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Skyler E. Nelson and Erin M. Nelson, wife and husband

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 465 ON THE PLAN OF BELLSHIRE ESTATES, SECTION "B" OF RECORD IN BOOK 2331, PAGE 128, AND 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

SAID LOT 465 FRONTS 127.6 FEET ON THE EASTERLY SIDE OF CHESHIRE DRIVE AND RUNS BACK 179.9 FEET ON THE SOUTHERLY LINE TO A POINT, THENCE IN A NORTHWESTERLY DIRECTION WITH WESTERLY LINE OF LOT 351 AND 353, 168.1 FEET TO A POINT THENCE IN A NORTHWESTERLY DIRECTION WITH THE SOUTHWESTERLY LINE OF LOT 468, 69 FEET TO A POINT, THENCE WESTERLY WITH THE SOUTHERLY LINE OF LOT 467, 139.3 FEET TO A POINT IN THE EASTERLY MARGIN OF CHESHIRE DRIVE, THENCE WITH SAID DRIVE, SOUTHERLY 127.6 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Justin Roger by deed from George Brandt and Eric Sox, of record in Instrument No 20161101-0115349, Register's Office for said County, dated October 21, 2016, and Recorded on November 1, 2016

Justin Roger and Justin Rogers being one in the same person.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1305 Cheshire Drive, Nashville, Tennessee 37207**.

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 to the said land to the said GRANTEES, 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 hand and official seal at office this 28th day of February, 2017.

Justin Rogers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Justin Rogers, a married man, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
RUDY TITLE and ESCROW, LLC (Lic. 2001484)
2012 21st Avenue South | Nashville, TN 37212

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027