WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00
File #17024	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2017. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 11/5/2019

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chloe Bearden (NAME)	New Owner (NAME)	131010D09800CO
5025 Hillsboro Pike Apt 14 P (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Paula E. Nesbitt and Warren E. Nesbitt and Terrell Scott, as Tenants in Common with Right of Survivorship,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chloe Bearden an Unmarried Woman and Stanley Bearden a Married Man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 98 on the Plan of Georgetown Apartments, a horizontal property regime of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being a part of the property conveyed to Warrant E. Nesbitt, Paula E. Nesbitt and Terrell Scott, as Tenants in Common with Right of Survivorship by Quitclaim Deed from Jarrett Scott dated September 28th 2006 of record in Instrument No. 20061012-0126826, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Davidson County DEEDWARR
Recvd: 03/09/17 09:25 3 pgs
Fees:18.00 Taxes:584.60
20170309-0023273

unimproved ☐
This is improved ☒ property, known as 5025 Hillsboro Pike Apt 14 P, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 14th day of February, 2017.

Paula E. Nesbitt, by Terrell Scott
Attorney-In-Fact

Warren E. Nesbitt, by Terrell Scott
Attorney-In-Fact

Terrell Scott

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Terrell Scott, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paula E. Nesbitt, pursuant to a Specific Power of Attorney dated 7/5/16 and filed of record in Instrument No. 20170301-0020000 in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Terrell Scott, as his attorney in fact.

Witness my hand and official seal this 14th day of February, 2017.

Notary Public

My Commission Expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Terrell Scott, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Warren E. Nesbitt, pursuant to a Specific Power of Attorney dated 7/5/16 and filed of record in Instrument No. 20170301-0020000 in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Terrell Scott, as his attorney in fact.

Witness my hand and official seal this 14th day of February, 2017.

Notary Public

My Commission Expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Terrell Scott, the bargainor(s), with whom I am personally acquainted (or 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 and official seal this 14th day of February, 2017.

Notary Public

My Commission Expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017