BILL GARRETT, Davidson County
Trans:T20170033226 DEEDWARR
Recvd: 04/20/17 09:24 2 pgs
Fees:13.00 Taxes:924.63
20170420-0038667

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $249,900.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2017.

Notary Public
My commission expires: 8/11/20

JULIE DYESS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

02-1703-50157

Address of New Owner:	Send Tax Bills to:	Tax Information:
Erika Nelson 850 Rose Park Drive Nashville TN 37206	new owner	084-01-0-096.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tim M. Kernell, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Erika Nelson and Roberta Robison both unmarried,** hereinafter called the Grantees, their successors 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. 60, on the Plan of Section One, Rose Estates, of record in Book 3600, Page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tim M. Kernell, unmarried by deed from John Dallas Victory and Bronie Hensley Victory, husband and wife, dated December 8, 1999, recorded December 14, 1999, of record in Instrument No. 19991214-0303023, Register's Office for Davidson County, Tennessee.

as Tenants in Common with Rights of Survivorship

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 850 Rose Park Drive, Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of April, 2017.

Tim M. Kernell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tim M. Kernell** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of April, 2017.

State of Tennessee, Notary

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY