BILL GARRETT, Davidson County
Trans:T20170037978 DEEDWARR
Recvd: 05/04/17 12:15 2 pgs
Fees:13.00 Taxes:392.20
20170504-0044415

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $106,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2017.

Notary Public
My commission expires: 3-6-18

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph Carter Nelms 5749 Cane Ridge Road Antioch, TN 37013	New Owner	148-14-0-165.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **1242 Property Solutions, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joseph Carter Nelms, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15 on the Revised Plat of Haywood Forest, Section 2, as of record in Book 5200, Page 225, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the southerly margin of Brenda Circle, at the common front corner of Lots 14 and 15; thence with the line between said lots, South 16 deg. 28 min 17 sec East 81.55 feet to a point, said point being the common rear corner of Lots 15 and 16; thence North 73 deg. 07 min 12 sec West 135.47 feet to a point in the easterly margin of Brenda Lane; thence North 16 deg. 52 min 48 sec East, 51.72 feet to a point at the beginning of a curve to the right having a radius of 25.00 feet a distance of 62.09 feet to a point in the southerly margin of Brenda Circle; thence with the margin of the same easterly 52.24 feet to the point of beginning.

Being the same property conveyed to 1242 Property Solutions, LLC by Warranty Deed from Vicki D. Garth, unmarried, dated 4-28-17 and of record as Instrument No. 20170502-0042991, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vicki D. Garth, unmarried, by Warranty Deed from Lana Hamlin Robbins and husband, Paul David Robbins, of record in Book 7818, Page 326 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **135 Brenda Lane, Antioch, TN 37013.**

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 28th day of April, 2017.

1242 Property Solutions, LLC, a
Tennessee limited liability company

By: _____
John Wingood Beach, III
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **John Wingood Beach, III, Authorized Representative of 1242 Property Solutions, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **limited liability company** as such **Authorized Representative**

Witness my hand and official seal at Brentwood, Tennessee, this the 28th day of April, 2017.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2017045167