BILL GARRETT, Davidson County
Trans:T20170039310 DEEDWARR
Recvd: 05/09/17 10:04 2 pgs
Fees:13.00 Taxes:315.24
20170509-0045836

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,200.00

Diane C. Nelson
Affiant

Subscribed and sworn to before me, this 5TH DAY OF MAY, 2017.

Sue Robinson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUE ROBINSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TLC Homes, LLC	TLC Homes, LLC (NAME)	
7813 Indian Springs Drive (ADDRESS)	7813 Indian Springs Drive (ADDRESS)	147-03-0B-094.00-CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Diane R. Nelson, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TLC Homes, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. C-5, OF SOUTHERN HILLS CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6594, PAGE 502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF SOUTHERN HILLS CONDOMINIUM AS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT

BEING THE SAME PROPERTY CONVEYED TO DIANE R. NELSON BY WARRANTY DEED FROM W. CASEY REED OF RECORD IN BOOK 11089, PAGE 503, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 370 Wallace Rd. #C5 , Nashville, TN 37211
(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/our hand(s) this 5th day of May, 2017.

WARRANTY DEED
(Continued)

Diane R. Nelson

Diane R. Nelson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane R. Nelson, unmarried the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

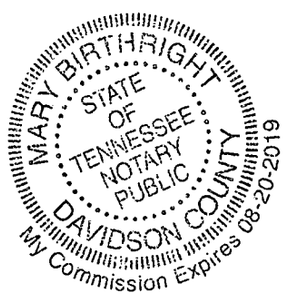
Witness my hand and official seal, this the 5th day of May, 2017.

Mary Birthright

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072