WARRANTY DEED

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip Nelson	Philip Nelson	171020A13200CO
(NAME)	(NAME)	
243 Glenstone Circle	243 Glenstone Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37210	Brentwood, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170049860 DEEDWARR
Recvd: 06/12/17 11:22 2 pgs
Fees: 13.00 Taxes: 888.00

20170612-0058581

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Clifton O. Ogden,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Philip Nelson and Ashley Nelson, husband and wife,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit 132, on the Plan of Brentwood Villa, Phase 3B, of record in Plat Book 6900, Page 4, amended in Plat Book 6900, Page 329, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Brentwood Villa, as of record in Book 6923, Page 943, as amended in Book 7035, page 115; Book 7101, page 730; rerecorded in Book 7143, page 18; Book 7266, page 84; Book 7423, page 574 and Book 8072, page 564, 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 said Master Deed. Reference is hereby made to the Plat for Brentwood Villa, for proper identification.

Being the same property conveyed to Clifton O. Ogden by Warranty Deed from Joshua Q. Cherry and wife, Sandy Cherry recorded on February 14, 2003, of record in Instrument No. 20030214-0020627, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 243 Glenstone Circle, Brentwood, TN 37210
(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 hands this 9th day of June, 2017.

Clifton O. Ogden

State of Tennessee
County of Williamson

Personally appeared before me Clifton O. Ogden, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of June, 2017.

Notary Public
My Commission Expires: 11/13/17

File No.: 12122

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY OF
My Comm. Expires November 13, 2017