Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170057913 DEEDWARR
Recvd: 07/07/17 09:02 2 pgs
Fees:13.00 Taxes:1618.75
20170707-0068234

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $437,500.00. Affiant Subscribed and sworn to before me, this the 30th day of June, 2017. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bryan S. Overcarsh Patricia Overcarsh	New Owner	
403 N 16th St		083-10-0-021.00
Nashville, TN 37206-1802		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBIN PARKER BOND FKA ROBIN CHRISTENSEN, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN S. OVERCARSH AND PATRICIA OVERCARSH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. (s) 262 & 263 on the Plan of McEwen Place of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Christensen and Robin Christensen by Warranty deed from Karen M. Sharp and husband, Brian T. Sharp of record in Instrument No. 20040803-0092930 Register's Office for Davidson County, Tennessee, dated July 21, 2004 and recorded on August 03, 2004.

Being the same property conveyed to Robin Christensen by Quitclaim deed from Michael Christensen and Robin Christensen of record in Instrument No. 20051107-0134673 Register's Office for Davidson County, Tennessee, dated October 19, 2005 and recorded on November 07, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 403 N 16th St, Nashville, TN 37206-1802.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2017.

Robin Parker Bond FKA Robin Christensen

Robin Parker Bond FKA Robin Christensen

Christopher Charles Bond, spouse of Robin Parker Bond, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Christopher Charles Bond

Mississippi EG

STATE OF ~~TENNESSEE~~

COUNTY OF ~~DAVIDSON~~ Hinds EG

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robin Parker Bond and Christopher Charles Bond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2017.

Notary Public

My Commission Expires: March 20, 2020

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 115731 SUSAN GREEN Commission Expires March 20, 2020 HINDS COUNTY