BILL GARRETT, Davidson County
Trans:T20170063198 DEEDWARR
Recvd: 07/24/17 12:48 2 pgs
Fees:13.00 Taxes:1039.70
20170724-0074557

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTnell5

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jean Remy & Betty Remy
5441 Mainsail Drive
Hermitage, TN 37076-3633

SEND TAX BILL TO:
New Penn Financial, LLC
4000 Chemical Road
Plymouth Meeting, PA 19462

MAP/PARCEL 098-09-0A-084.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jean L. Nelson, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jean Remy and Betty M. Remy, husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Lakeshore, Phase 2A of record in Plat Book 7900, Page 425, 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 Arthur C. Nelson and wife, Jean L. Nelson by Warranty Deed from Frank Batson Homes, Inc of record in Book 9068, page 560, Register's Office for Davidson County, Tennessee, dated August 31, 1993 and recorded on September 02, 1993. Arthur C. Nelson having since passed December 27, 2011 leaving Jean L. Nelson as surviving spouse.

This is improved property known as: **5441 Mainsail Drive, Hermitage, Tennessee 37076-3633**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 20th day of July, 2017.

WITNESS MY HAND on this the 20th day of July, 2017

Jean L. Nelson

Jean L. Nelson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jean L. Nelson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of July, 2017.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $281,000.00

J.M. Nelson

AFFIANT

Subscribed and sworn to before me this the 20th day of July, 2017.

Jessica Lascelle

NOTARY PUBLIC

My Commission Expires: 11-3-20

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No: 170475