THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612267** BILL GARRETT, Davidson County Trans:T20170065039 DEEDWARR Recvd: 07/28/17 14:43 2 pgs Fees:13.00 Taxes:2368.00 20170728-0076863	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Marilyn F. Nelson Affiant Subscribed and sworn to before me, this 26th day of July, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary G. Hines 170 Charleston Park Nashville TN 37205	New Owner	Tax Parcel ID No. 116-08-0G-170.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marilyn F. Nelson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary G. Hines, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 170 , as shown on the map entitled SugarTree Phase III, of record in Plat Book 5050, pages 67-71, amended in Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARILYN F. NELSON, by deed from ROBERT A. HARDIN and wife, JO ANN HAWKINS HARDIN, of record in Instrument No. 20050308-0025222, dated March 1, 2005, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 116-08-0G-170.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5050, pages 67-71, amended in Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466 and Instrument No. 20170522-0050870, said Register's Office.

Sewer Easement of record in Book 3400, page 63, said Register's Office.

Easement in Book 5185, page 684, Book 5387, page 829 and Book 5387, page 844, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, said Register's Office.

This is improved property located at 170 Charleston Park Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2017.

Marilyn F. Nelson

Marilyn F. Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marilyn F. Nelson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2017.

Notary Public

My Commission Expires: _____

