BILL GARRETT, Davidson County
Trans:T20170073105 DEEDWARR
Recvd: 08/23/17 10:29 2 pgs
Fees:13.00 Taxes:925.00
20170823-0086515

(1)

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

ADDRESS NEW OWNER:
Alexandra Nelson
1612 Stonewater Drive
Hermitage, TN 37076

SEND TAX BILL TO:
F&M Bank
50 Franklin Street
Clarksville, TN 37040

MAP/PARCEL 097-02-0A-135.00-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, **Nancy Chomina, unmarried , hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Alexandra Nelson, unmarried , hereafter called the GRANTEE,** her 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. 135 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 2A, of record in Plat at Instrument No. 20110401-0025117, corrected by Surveyor's Certificate of Correction of record in Instrument No. 20110510-0035925, 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 Nancy Chomina by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20110902-0068345 Register's Office for Davidson County, Tennessee, dated August 31, 2011 and recorded on September 02, 2011.

This is improved property known as: **1612 Stonewater Drive, Hermitage, Tennessee 37076**

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,

GRANTOR does 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,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE. Her heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 18th day of August, 2017.

WITNESS MY HAND on this the 18th day of August, 2017

Nancy Chomina

Nancy Chomina

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Nancy Chomina,** 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 18th day of August, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is ~~$254,500.00~~ $250,000

AFFIANT

Subscribed and sworn to before me this the 18th day of August, 2017.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170576