Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1428

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August, 2017

_____
Notary Public
Commission Expires: _____

COUNTY OF DAVIDSON ★ SUSAN T. HEINRICH ★ NOTARY PUBLIC STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20170075637 DEEDWARR
Recvd: 08/30/17 10:14 2 pgs
Fees:13.00 Taxes:869.13
20170830-0089099

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elinor Green 433 Harwell Drive Hermitage, TN 37076	Same address as new owner	075-14-0-106.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jessica J. Nelson and Eric L. Gentry, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elinor Green, a single woman

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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section Four, Hermitage Estates, of record in Plat Book 3700, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 70.0 feet on the Easterly side of Harwell Drive and extends back 188.0 feet on the Northerly line and 184.1 feet on the Southerly line to a dead line in the rear, measuring 99.5 feet thereon.

Being the same property conveyed to Jessica J. Nelson and Eric L. Gentry, wife and husband by Warranty Deed from Michael A. Robertson and wife, Patricia D. Robertson of record in Instrument No. 20100903-0070333 Register's Office for Davidson County, Tennessee, dated August 30, 2010 and recorded on September 03, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 433 Harwell Drive, Hermitage, TN 37076.

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

Dated this the 28th day of August, 2017.

Jessica J. Nelson

Eric L. Gentry

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica J. Nelson and Eric L. Gentry** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 28th day of August, 2017.

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN HEINRICH

Notary Public
My Commission Expires: _____

(Notary Seal)