Bill Garrett Davidson County
Batch# 2222 DEEDWARR
09/19/2017 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $640.10
20170919-0095822

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

ADDRESS NEW OWNER:
Kelly Nelson
908 Bryan Street
Nashville, TN 37138

SEND TAX BILL TO:
Churchill Mortgage Corporation
761 old HICKORY BLVD STE 400
BRENTWOOD TN 37027

MAP/PARCEL 044-15-0-070.00

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, **Andrew M. Spence, unmarried and Melody McFarlane and Blair McFarlane, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Kelly Nelson, a single woman, 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. 120 on the Plan of Village of Old Hickory, Section D of record in Plat Book 1424, Page 65, 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 Andrew M. Spence and Melody McFarlane and Blair McFarlane, husband and wife by Warranty Deed from Sheri Prosser of record in Instrument No. 20150513-0043907, Register's Office for Davidson County, Tennessee, dated May 07, 2015 and recorded on May 13, 2015.

This is improved property known as: **908 Bryan Street, Nashville, Tennessee 37138**

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 15th day of September, 2017.

WITNESS MY HAND on this the 15th day of September, 2017

Andrew M. Spence

Melody McFarlane

Blair McFarlane

STATE OF TENNESSEE
COUNTY OF Wilson

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

WITNESS my hand and official seals at office this 15th day of September, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Sumner

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

WITNESS my hand and official seals at office this 11 day of September, 2017.

NOTARY PUBLIC

JENNIFER LYNN FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 6-22-2021

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $173,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170713

COMPASS
LAND TITLE

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY