Bill Garrett Davidson County
Batch# 7834 **DEEDWARR**
10/03/2017 01:50:35 PM 2 pgs
Fees: $13.00 Taxes: $3,392.90

20171003-0101313

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $917,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2017

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 3-8-21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY M. CATHERINE CLEARWATERS

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Frierson Craig 2622 Wayland Court Nashville, TN 37215	New Owner	130-15-0057.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John D. Nelson and wife, Jennifer K. Nelson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Frierson Craig and Diane Davich, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section II, Harpeth View Estates of record in Plat Book 2330, Page 26, 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 John D. Nelson and wife, Jennifer K. Nelson by Warranty deed from Jeffrey G. Wright and wife, Nicol Brock Wright of record in Instrument No. 20110620-0046930 Register's Office for Davidson County, Tennessee, dated June 16, 2011 and recorded on June 20, 2011.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2622 Wayland Court, Nashville, Tennessee 37215

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

Witness my/our hand(s) this 2nd day of October, 2017.

John D. Nelson

Jennifer K. Nelson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John D. Nelson and Jennifer K. Nelson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 2nd day of October, 2017.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/01/2019