Bill Garrett Davidson County
Batch# 69050 DEEDWARR
03/14/2018 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20180314-0024164

	STATE OF TENNESSEE **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $430,000.00. Affiant Subscribed and sworn to before me, this 12th day of March 2018. Stacey Denson Palmer Notary Public My commission expires: 11-5-2018
(Notary Stamp)	STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Werner Field	Werner Field	**172-05-0B-111.00-CO**
212 Sterling Oaks Place	212 Sterling Oaks Pl.	
Brentwood, TN 37027	Brentwood TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Chris Nelson and Courtney Nelson, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Werner Field, a single person

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Final Plat of Sterling Oaks Phase II of record in Plat Book 11190, Page 141, 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 Chris Nelson and Courtney Nelson, husband and wife by Warranty Deed from Travis Corder and Amy Corder, husband and wife of record in Instrument No. 20160201-0009585 Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 01, 2016.

This is **improved** property known as **212 Sterling Oaks Place, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS 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 the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS 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.

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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 12th day of March 2018.

Chris Nelson

Courtney Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Chris Nelson and Courtney Nelson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of March 2018.

Notary Public
My Commission Expires: 9/29/21

MICHELLE W LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001055-525

SP 11/2015

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

