Bill Garrett Davidson County
Batch# 72791 DEEDWARR
03/23/2018 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.13
20180323-0027766

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2018.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 9-7-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip Ronald Solem	Liberty Financial	034070A15600CO
(NAME)	(NAME)	
1937 Nancy Beth Drive	9520 Ormsby Station Rd, Ste. 20	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Jeffrey M. Nesbit and Angela L. Nesbit , husband and wife,**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Philip Ronald Solem, unmarried**, hereinafter called the GRANTEE(S), 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. 10 on the Final Subdivision Plat of Harbor Village, Phase III, as shown of record in Instrument No. 200503310034862, as amended by Surveyors Certificate of Correction of record in Instrument No. 200504060038091, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey M. Nesbit and Angela L. Nesbit, husband and wife by Warranty Deed from Tam Thi Nguyen, unmarried, dated 01/29/2013, recorded 02/13/2013, of record in Instrument No. 20130213-0014702, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions upon the use of the premises not appearing in the chain of title to the land.
Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Instrument No. 200503310034862 and amended by Surveyors Certificate of Correction of record in Instrument No. 200504060038091, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6628, Page 577, Amendment to Declaration of record in Book 6646, Page 543, Book 10672, Page 743, Amended and Restated of record in Instrument No. 20010817-0089318, First Amendment to By-Laws of record in Instrument No. 20070205-0014894, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5589, Page 831, in the Register's Office for Davidson County, Tennessee.

Storm water Detention Agreement of record in Instrument No. 20050218-0018400, in the Register's Office for Davidson County, Tennessee.
Plat of record in Book 6250, Page 626, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20110211-0012143, in the Register's Office for Davidson County, Tennessee.
Charter contained in Articles of Incorporation of Harbor Village P.U.D. ASSN. Inc., of record in Book 6635, Page 254, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1937 Nancy Beth Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 16th day of March, 2018.

Jeffrey M. Nesbit

Angela L. Nesbit

State of Tennessee
County of Williamson

Personally appeared before me Jeffrey M. Nesbit and Angela L. Nesbit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of March, 2018.

Notary Public
My Commission Expires: 8/15/21

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Certification of Authenticity

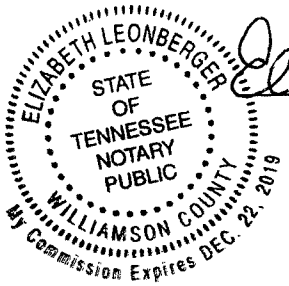
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).