Bill Garrett Davidson County
Batch# 93076 DEEDWARR
05/16/2018 12:08:16 PM 2 pgs
Fees: $13.00 Taxes: $3,437.30

20180516-0046754

WARRANTY DEED

R. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$929,000.00**

Affiant

Subscribed and sworn to before me, this 15th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 05.03.20
(AFFIX SEAL)

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:
Richard L. Brown 1869 Laurel Ridge Drive Nashville, TN 37215-4808	NEW Owner	145-10-0014.00

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, **Sara T. Nelson, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Richard L. Brown, unmarried**, 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 a part of Lot No. 90 on the Plan of Section 4, Laurel Ridge Subdivision of record in Plat Book 3500, Page 71, in the Register's Office for Davidson County, Tennessee, and a part of land in the 7th, formerly the 11th, Civil District of said County and State, said lands, together, being more particularly described as follows, to-wit:

Beginning at a point at the intersection of the Southeasterly margin of Laurel Ridge Drive with the Westerly margin of Zelenik's driveway, being 156.27 feet measured along the curving Southeasterly margin of said Drive Southwesterly of a concrete monument in the Easterly margin of said Drive marking the Northeastern corner of said Lot 90; thence, Westerly on the curving Southeasterly margin of Laurel Ridge Drive, 298.81 feet to the Northwestern corner of said Lot 90; thence, Southeasterly on the Westerly line of said Lot 90, 140 feet of the Southwestern corner of said Lot 90; thence, Southeasterly on the Southerly line of said Lot 90, 203 feet to a concrete monument at the Southeastern corner of said Lot 90; thence, Northeasterly with the Easterly line of said Lot 90 to an iron pin at the Northwesterly corner of the property conveyed to John S. Zelenik, et ux, Mary R. Zelenik, by deed from John J. Todd, III, et ux, Jean Franklin Todd, of record in Book 4313, Page 792, Register's Office for said County; thence, with Southerly line of the property conveyed to Alfred D. Sharp, Jr., et ux, Katherine S. Sharp, by deed from Elmer David, Jr., Trustee of record in Book 3505, Page 162, Register's Office for said County, South 68 degrees 00' East 63.59 feet to a point in the Westerly margin of Zelenik's driveway; thence, with the Westerly margin of the said driveway, North 25 degrees 35' 12" West 102.66 feet to a point in the Easterly line of said Lot 90; thence, with the Westerly margin of said driveway, North 27 degrees 23' 11.6" West 6.71 feet to a point and continuing with the Westerly margin of said driveway North 22 degrees 26' 45.3" West 57.94 feet to the point of beginning.
Together with Easements of record in Instrument No. 20161116-0120643 and Instrument No. 20161116-0120651, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L. Stephen Nelson and wife, Sara Tarpley Nelson by Warranty Deed from Charles W. Lockwood and wife, Josephine T. Lockwood, of record in Book 7710, Page 425, Register's Office for Davidson County, Tennessee, dated November 18, 1988 and recorded on November 23, 1988; and further

Being the same property conveyed to Sara T. Nelson by Quitclaim Deed from L. Stephen Nelson, of record in Book 8277, Page 632, Register's Office for Davidson County, Tennessee, dated January 15, 1991 and recorded on January 17, 1991.

Spouse of Grantor joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property.

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: 1869 Laurel Ridge Drive, Nashville, Tennessee 37215-4808

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 11th day of May, 2018.

Sara T. Nelson

L. Stephen Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sara T. Nelson and L. Stephen 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 Brentwood, Tennessee, on this the 11th day of May, 2018.

Notary Public

My Commission Expires: 6/22/20

