Warranty Deed

Bill Garrett Davidson County Batch# 119225 DEEDWARR 07/23/2018 12:09:00 PM 2 pgs Fees: $13.00 Taxes: $2,034.63 20180723-0071473	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $549,900.00. Affiant Subscribed and sworn to before me, this the 18th day of July, 2018. Notary Public My commission expires: 3/3/19

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Paolo M. Fonda Heather Fonda	F & M Bank	
2118 Elliott Avenue, #13	50 Franklin Street	105140O01400CO
Nashville, TN 37204	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EUGENE NELSON, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAOLO M. FONDA AND HEATHER FONDA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 14, as established in Declaration of Covenants, Conditions and Restrictions for Elliott Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160516-0048883, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Eugene Nelson by Warranty deed from JB Partners, Tennessee General Partnership of record in Instrument No. 20120131-0008819 Register's Office for Davidson County, Tennessee, dated January 31, 2012 and recorded on January 31, 2012.

Being a portion of the same property conveyed to Nelson Eugene Harris by Warranty deed from Starlene Anderson, unmarried of record in Instrument No. 20131227-0130432 Register's Office for Davidson County, Tennessee, dated December 22, 2013 and recorded on December 27, 2013.

Being a portion of the same property conveyed to Eugene H. Nelson by Warranty deed from Thomas Motzny and Nicole Motzny, husband and wife of record in Instrument No. 20150624-0060761 Register's Office for Davidson County, Tennessee, dated June 23, 2015 and recorded on June 24, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2118 Elliott Avenue, #13, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of July, 2018.

Eugene Nelson, by James Withers As Attorney in Fact

Eugene Nelson, by James Withers
As Attorney in Fact, as recorded in Instrument No. 20180103-0001014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Withers, as Attorney in Fact for Eugene Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of July, 2018.

Notary ~~Public~~

My Commission Expires: 5/3/21

