This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2581

Bill Garrett Davidson County
Batch# 127493 DEEDWARR
08/10/2018 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $575.35
20180810-0079156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,500.00

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2018

Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael W. Nelson Jordan Nelson 3141 East Lake Dr Nashville, TN 37214	Reliant Bank 105 Continental Place, ste300 Brentwood, TN 37027	108-08-0-207.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennifer G. Hargis, f/k/a Jennifer Gay Shaw, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael W. Nelson and Jordan Nelson, husband and wife**, hereinafter called the Grantee(s), their heirs and 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. 72 (right side) on the Plan of Zone Lot Division, Lots 22 thru 28 & 68 thru 73, East Lake Subdivision of record in Plat Book 5800, Page 151, 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 Jennifer Gay Shaw by Warranty Deed from Jerry D. Butler, a married person, and wife, Georgia Seul Butler of record in Book 8642, page 600, Register's Office for Davidson County, Tennessee, recorded on June 3, 1992.

Kermit A. Hargis having since passed on June 14, 2006 leaving Jennifer G. Hargis, f/k/a Jennifer Gay Shaw as surviving tenant by entirety.

This is ☒ improved or ☐ unimproved property located at: **3141 East Lake Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 9th day of August, 2018.

Jennifer G. Hargis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer G. Hargis, f/k/a Jennifer Gay Shaw, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of August, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

201808100079156

True Copy Certification

I, Christopher M. Conriveau, 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 Davidson

Personally appeared before me, Sondra Reese, a notary public for this county and state, Christopher M. Conriveau who acknowledges that this certification of an electronic document is true and correct and whos signature I have witnessed.

Notary's Signature

My Commission Expires: 3/3/2020

Notary's Seal (if on Paper)

