This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $230,000.00.

Affiant

Subscribed and sworn before me this the 18th day of December, 2018.

Notary Public
My commission expires: 2/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Y Johnson Davidson County
Batch# 176069 **DEEDWARR**
12/19/2018 02:14:44 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20181219-0123403

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eleanor Rosanna Pace	Towne Mortgage Company	173-09-0A 588.00
2329 Alteras Dr.	P.O. BOX 7063	
Nashville, TN 37211	Troy, MI 48007-7063	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HARLAN J. NASH AND JENNIFER D. NASH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELEANOR ROSANNA PACE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 562 on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, 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 D. Nash and Harlan J. Nash, wife and husband, by deed from Matthew P. Wiley and wife, Jodi T. Wiley, dated 12/31/2015, of record in Instrument No. 20160107-0001659, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2329 Alteras Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

ERP

HJN by JN, AIF
JDN by JN, AIF

Witness my hand this the 18th day of December, 2018.

Harlan J Nash by Jenny West, his attorney in fact
Harlan J. Nash
BY: Jenny West as Attorney-in-Fact

Jennifer D. Nash by Jenny West, her attorney in fact
Jennifer D. Nash
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

On this 18th day of December, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Harlan J. Nash by Specific POWER OF ATTORNEY dated November, 20th 2018, and who acknowledged that he executed the same as the free act and deed of Harlan J. Nash.

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

My commission expires:
9-6-22

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

On this 18th day of December, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer D. Nash by Specific POWER OF ATTORNEY dated November, 20th 2018, and who acknowledged that he executed the same as the free act and deed of Jennifer D. Nash.

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

My commission expires:
9-6-22

Notary Public