Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me this 15th day of February, 2019.

Notary Public
My Commission Expires: 6/13/2022

Karen Johnson Davidson County
Batch# 195983 DEEDWARR
02/15/2019 02:39:26 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20190215-0014328

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

18-0035

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| James E. Withers | New Owner | |
| 4400 Belmont Park Ter., #129 | | 131-3B-129.00 |
| Nashville, TN 37205 | | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

**Eugene Harris Nelson, unmarried,**

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

**James E. Withers, unmarried,**

hereinafter called the GRANTEE, his heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Building Site No. 129 on the Plan of Arden Place, Section IV, of record in Book 4675, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.**

**Being the same property conveyed by Quitclaim Deed to Eugene Harris Nelson, from Admiral Investments, LLC, a Tennessee limited liability company, recorded November 29, 2011, at Instrument Number 20111129-0092613, Register's office for Davidson County, Tennessee.**

**Further, being the same property conveyed by Deed to Admiral Investments, LLC, from Robert H. Whitehead and spouse, Nayleen Joy Whitehead, recorded July 27, 2011, at Instrument Number 20110727-0057473, Register's office for Davidson County, Tennessee.**

**This is improved property known as 4400 Belmont Park Ter., #129, Nashville, TN 37205.**

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 15th day of February, 2019.

Eugene Harris Nelson

Eugene Harris Nelson

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Eugene Harris Nelson**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 2019.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6/13/2022