THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO~~:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Returned:
MAGNOLIA
TITLE & ESCROW

Karen Johnson Davidson County
Batch# 244682 DEEDWARR
06/18/2019 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20190618-0058435

1104 Fatherland Street
NASHVILLE, TN 37206

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Kendal Nelson-Edwards and Sarah Nelson 2857 Paddle Wheel Drive Nashville, TN 37214	Kendall + Sarah Nelson 16 Lakeview Dr. Savannah GA 31405	062-02-0B-057.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ronald J. Brakefield, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Kendal Nelson-Edwards and Sarah Nelson, husband and wife,**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County. Tennessee, being Lot No. 135 on the Plan of Abbington Park, Phase One-Section Two, of record in Instrument No. 20030922—0139712 and Instrument No. 20031006—0146904, 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 Ronald J. Brakefield, an unmarried man, by Warranty Deed from Gregory W. Taylor, an unmarried man, of record on September 10, 2013, at Instrument No. 20130910-0095220, Davidson County Register of Deeds.

This is property commonly known as 2857 Paddle Wheel Drive Nashville, TN 37214.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 14th **day of June, 2019:**

Ronald J. Brakefield

STACEY J. PARKER-HERMAN
Notary Public, Georgia
Fulton County
My Commission Expires
January 10, 2021

STATE OF ~~TENNESSEE~~ Georgia (SPH)

COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald J. Brakefield,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of June, 2019:

Notary Public

My Commission Expires: 01-10-21

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$292,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17th DAY OF June, 2019.

Notary Public

My Commission Expires: 4/13/22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

