THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520797** Karen Johnson Davidson County Batch# 251119 DEEDWARR 07/01/2019 02:58:08 PM 2 pgs Fees: $13.00 Taxes: $4,625.00 20190701-0063933	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me, this 21st day of June, 2019. Notary Public My Commission Expires: _____ VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Robert Prentiss Nelson and Joey Pakes Nelson 1809 Sweetbriar Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 04 0 060.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Brody and Nicole Ballard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Prentiss Nelson and Joey Pakes Nelson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot D, Sweetbriar Plan, as shown on plat of record in Plat Book 1835, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Brody and Nicole Ballard, husband and wife by Warranty Deed from Noble Properties, Inc., recorded on the 3rd day of June, 2013 in Instrument No. 20130603-0055486, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SWEETBRIAR PLAN, as recorded in Plat Book 1835, Page(s) 18.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20120830-0078466.

This is improved property located at 1809 Sweetbriar Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21st day of June, 2019.

Michael Brody
By: Kate Rosenthal, Attorney in Fact

Nicole Ballard
By: Kate Rosenthal, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Michael Brody and Nicole Ballard and that she is authorized by Michael Brody and Nicole Ballard to execute this instrument on their behalf.

WITNESS my hand, at office, this 21st day of June, 2019.

Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021