WARRANTY DEED

Karen Johnson Davidson County
Batch# 258810 **DEEDWARR**
07/19/2019 08:51:35 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190719-0070724

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Elizabeth C McCanless
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-21

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carrie Sims	Carrie Sims	
(NAME)	(NAME)	
2333 Riverway Drive	2333 Riverway Dr	053060B07700CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Naswille TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Hiram Hugh Nelson III and Lonny Nelson, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Carrie Sims, an unmarried woman**, hereinafter called the GRANTEE(S), her 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. 46, on the Plan of Phase 5B, Waterford, of record in Book 7900, Pages 838 and 839, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Hiram Hugh Nelson, III and Lonny Nelson, husband and wife by Warranty Deed from Emanuel James Bumpass, married, dated 09/06/2018 and recorded 09/12/2018, of record in Instrument 20180912-0090306, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 7900, Page 838, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 7463, Page 294, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 8694, Page 216, restated in Book 8699, Page 462, Amendment recorded in Book 9530, Page 185 and Book 9530, Page 189 in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to Waterford Community Association, Inc. recorded in Book 9393, Page 831, Register's Office for Davidson County, Tennessee. Quitclaim Deed to Waterford Community Association, Inc. recorded in Book 9393, Page 833, Register's Office for Davidson County, Tennessee. Charter of record in Book 8711, Page 701, Register's Office for Davidson County, Tennessee. By-laws of record in Book 8715, Page 583, Amendment recorded in Instrument No. 20090309-0020515, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2333 Riverway Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of July, 2019.

Hiram Hugh Nelson III by Lonny Nelson atty in fact

By: _____ Date: 7-17-19

Hiram Hugh Nelson, III by Lonny Nelson her atty in fact

_____

Lonny Nelson

State of Tennessee
County of Wilson

On this 17th day of July, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Lonny Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Hiram Hugh Nelson III, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20190719 0070723, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 17th day of July, 2019.

_____

Notary Public:

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lonny Nelson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of July, 2019.

_____

Notary Public:

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

The signature of Hiram Hugh Nelson III is signed by his duly appointed Attorney-in-fact Lonny Nelson, pursuant to the Power of Attorney recorded in Inst # 20190719:0070723 Register's Office for Davidson County, TN