Karen Johnson Davidson County
Batch# 264831 DEEDWARR
07/31/2019 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $888.74
20190731-0075545

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4710

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $240,200.00

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2019

Notary Public
My Commission Expires: 01-19-2021

CHRIS G. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nick Craig Nelson 8317 Ramstone Way Cane Ridge, TN 37013	New Owner	182-06-0A-258.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nichole McBride and Jesse McBride, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nick Craig Nelson, a single man** hereinafter called the Grantee, his heirs and 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. 210 on the Plan of Final Plat, Old Hickory Hills, Phase Two, Section Four of record in Instrument No. 20041220-0151235, 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 Nichole McBride and Jesse McBride, wife and husband, as joint tenants, by deed from Nichole McBride f/k/a Nichole L. White, amarried woman who acquired title as an unmarried woman herein joined by her spouse Jesse McBride, of record in Instrument No. 20171020-0107866, Register's Office for Davidson County, Tennessee, dated October 7, 2017 and recorded on October 20, 2017. Also see WD in 20060217-0019243. (Value or consideration shown in aforementioned deed $152,900.00.)

This is improved property located at: **8317 Ramstone Way, Cane Ridge, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 30th day of July, 2019.

GRANTOR:

Nichole McBride

Jesse McBride

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nichole McBride and Jesse McBride, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of July, 2019.

Notary Public
My Commission expires: 01-19-2020

CHRIS G. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201907310075545

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

