Karen Johnson Davidson County
Batch# 267139 DEEDWARR
08/05/2019 03:47:27 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20190805-0077679

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$335,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|1st DAY OF August 2019
|Carmen Coats
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 160
Natalia Nesterova 442 Old Towne Drive Brentwood, Tennessee 37027	Shelter Lending Services, LLC, ISAOA/ATIMA 4000 W. Brown Deer Road Brown Deer, Wisconsin 53209	GROUP 16 0C PARCEL 006.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Shannon C. Bell, an unmarried woman,
Jerrall P. Crook and wife Scottye Crook

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Natalia Nesterova, an unmarried woman

Hereinafter called the grantees, their 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 Unit 6, on the plan of The Terraces at Brentwood Chase (A Revision of "Old Towne At Brentwood Chase"), a Horizontal Property Regime (Private Element), as shown on plat of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shannon C. Bell, an unmarried woman, and Jerrall P. Crook and wife, Scottye Crook by Warranty deed from Martin Reid Patterson and wife, Amanda Patterson, dated March 31, 2017 and filed of record in Instrument No. 20170403-0032165, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **442 Old Towne Drive, Brentwood, Tennessee 37027.**
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 and official seal at office this 1st day of August, 2019.

Shannon C Bell
Shannon C. Bell

Jerrall Crook
Jerrall P. Crook

Scottye Crook
Scottye Crook

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Shannon C. Bell, Jerrall P. Crook and Scottye Crook, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2019.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Wagon Wheel Title & Escrow
Lockeland Law Group, PLC
204 S 11th St. Nashville, TN 37206