RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912691

WARRANTY DEED

Karen Johnson Davidson County
Batch# 306122 DEEDWARR
10/25/2019 09:53:29 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20191025-0109575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE 15th~~ day of October, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Isbell 3019 Penn Meade Way Nashville, TN 37214	Same address as new owner	052-13-0-B-158.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES B. NELSON AND TONYA L. NELSON, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **BRYAN ISBELL, UNMARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 196 on the Condominium Site Plan of River Glen Planned Unit Development, Phase IV, Section 2, of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James B. Nelson and Tonya L. Nelson, husband and wife, by Warranty Deed from Fox Ridge Homes, Inc., dated 9/30/1999 and recorded 10/5/1999 in Book 11690, Page 850, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 3019 Penn Meade Way, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of October, 2019.

James B. Nelson

JAMES B. NELSON

TONYA L. NELSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James B. Nelson and Tonya L. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of October, 2019.

Hailey Roberts

Notary Public

Hailey Roberts

Printed Notary Name

My commission expires: 06/16/23

HAILEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY