Karen Johnson Davidson County
Batch# 332532 DEEDWARR
12/19/2019 02:52:32 PM 2 pgs
Fees: $13.00 Taxes: $379.25
20191219-0131206

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1525

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF SUMNER)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$102,500.00.**

Marka L. Nettle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: June 22, 2021

SAMUEL E. STANSBERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires June 22, 2021

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Marka L. Nettle **101 Point East Drive** **Nashville, TN 37216**	**S A M E**	**061-03-0B-101.00 CO**

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, **I, JAMES NETTLE, JR., an unmarried person**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARKA L. NETTLE, an unmarried person**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 101, of the Point East Office Condominium, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 7308, Page 901, and amended in Book 7340, Page 727 in the Register's Office for Davidson County, Tennessee and the By-Laws of record in Book 7308, Page 934 in said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the offices, property, co-owners and tenants of Point East Office Condominiums, as set forth in the above described Master Deed, as amended, are incorporated herein by reference and made a part hereof.

BEING the same property conveyed to James P. Nettle by Warranty Deed from BancorpSouth Bank, dated August 14, 2009 and recorded on August 17, 2009 in Instrument Number 20090817-0077356, Register's Office for Davidson County, Tennessee.

The said James P. Nettle died testate on or about March 7, 2016, and pursuant to his Last Will and Testament filed in Will Book 2016, Page 502 in the Chancery Court for Sumner County, Tennessee (Docket No. 2016P-R-140), a Certified Copy of which was recorded on May 12, 2017 in Instrument Number 20170512-0047227 in the Register's Office for Davidson County, Tennessee, he devised the subject property to his son, James Nettle, Jr.

This is improved property known as 101 Point East Drive, Nashville, Tennessee 37216

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 aid 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 this 21st day of November, 2019.

JAMES NETTLE, JR.

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES NETTLE, JR., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

21st WITNESS my hand and official seal at ~~Nashville~~ Hendersonville, Tennessee, on this day of November, 2019.

Notary Public

My Commission Expires: June 22, 2021

SAMUEL E. STANSBERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires June 22, 2021