Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 6**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)
File Number:	**WWD-3734S**	)

Karen Johnson Davidson County
Batch# 413938 DEEDWARR
06/12/2020 01:31:32 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20200612-0060440

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Joseph Panza and Priscilla Panza, husband and wife,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Catherine Elizabeth Nelson and Wesley Craig Nelson, wife and husband,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 36 on the Plan of the Subdivision of East Colony at Riverbend of record in Plat Book 7900, page 733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Joseph Panza, married, by Warranty Deed from Debra V. Dalton, unmarried, dated 05/12/2017 and filed for record on 05/15/2017 in Instrument Number 20170515-0047876, Register's Office for Davidson County, Tennessee.

This is improved property also known as 7428 East Colony Drive, Nashville, TN 37221.

Map and Parcel: 156010C03600CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 11th day of June, 2020..

Joseph Panza -Grantor

Priscilla Panza -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Panza and Priscilla Panza, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11th day of June, 2020.

(SEAL) W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$399,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 11th day of June, 2020.

Affiant

(SEAL) J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Catherine Elizabeth Nelson and Wesley Craig Nelson	NEW OWNER
7428 East Colony Drive	
Nashville, TN 37221	