This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $300,000.00.

Affiant

Subscribed and sworn before me this the 7th day of May, 2021.

Notary Public
My commission expires:

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

Karen Johnson Davidson County
Batch# 634070 DEEDWARR
05/12/2021 10:29:53 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210512-0063879

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian Allen Nelms	Navy Federal Credit Union	096-11-0 280.00
3102 Cloverwood Drive	PO Box 100598	
Nashville, TN 37214	Florence, SC 29502-0598	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WESTON HILL, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIAN ALLEN NELMS, AN UNMARRIED MAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 562 on the Plan of Cloverhill, Section VIII, of record in Book 2331, Page 10 and 11, Register's Office for Davidson County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Weston Hill, unmarried, by deed dated 06/30/2016, from Mia Hill and Weston Hill, wife and husband, of record in Instrument No. 20160708-0070182, Register's Office for said County.

Also being the same property conveyed to Mia Hill and Weston Hill, wife and husband, by deed dated 02/22/2013, from Janet C. Pierce, unmarried, of record in Instrument No. 20130301-0020631, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3102 Cloverwood Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

W.H.

Witness my hand this the 7th day of May, 2021.

Weston Hill

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Weston Hill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY