WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120023468 DEEDWARR
Recvd: 04/02/12 09:29 2 pgs
Fees:13.00 Taxes:632.70
20120402-0027409

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **March, 2012**

Deborah H. Berrie
Notary Public

MY COMMISSION EXPIRES: 9-8-2013
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica D. Draper	First Community Mortgage	132090A00100CO
(NAME)	(NAME)	
122 Brattlesboro Drive	611 Delray Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Shelbyville, TN 37160	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Donald R. Renfrow and wife, Amy Renfrow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jessica D. Draper**, unmarried, 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 No. 122, together with the appurtenant interest in the common elements of Brattleboro Condominiums, a horizontal property regime established by a Master Deed of record in Book 6092, page 184, as amended in Book 7454, page 414 and Book 7456, page 853, Register's Office for Davidson County, Tennessee, and being located on Lot 1 on the Plan of Condominium Site Plan Brattlesboro of record in Plat Book 5800, page 226, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Donald R. Renfrow and spouse, Amy Renfrow, by Warranty Deed from Jamie Teal dated 1/26/05 of record in Instrument No. 200501280010664, as corrected by Scrivener's Affidavit of record in Instrument Number 20080813-0083368, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 122 Brattlesboro Drive, Nashville, TN 37204

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, has 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 our hands this **30th** day of **March, 2012**

Donald R. Renfrow

Donald R. Renfrow

Amy Renfrow by Donald R.

Amy Renfrow by Donald R. Renfrow as
Attorney in Fact Renfrow Attorney in Fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of March, 2012, before me personally appeared Donald R. Renfrow, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Amy Renfrow, and who acknowledged that she executed the same as the free act and deed of the said Amy Renfrow, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120402-0027408, said Register's Office..

Witness my hand and official seal this ~~30th day of~~ March, 2012.

NOTARY

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald R. Renfrow, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrumnet for the purposes therein contained.

Witness my hand and official seal ~~this the~~ 30th day of March 2012.

NOTARY

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON