BILL GARRETT, Davidson County
Trans:T20130070741 DEEDWARR
Recvd: 08/16/13 09:12 2 pgs
Fees:13.00 Taxes:647.50
20130816-0086259

This instrument prepared by:
Martha Brooke Perry, Atty.
Balthrop, Perry, Noe, Newcomb, & Morgan
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Margaret C. Brooks

TO: Roddy L. Story and wife,
Ann B. Story
4113 DORMAN DR.
NASHVILLE, TN 37215

MAP & PARCEL:
117-15OA 018.00 CO

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Margaret C. Brooks, unmarried, Grantor herein; have bargained and sold and by these presents do convey unto Roddy L. Story and wife, Ann B. Story, Grantees herein, their heirs, successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Parcel No. 18, being Unit No. TH-E-2, as shown on the Horizontal Property Regime located on the Plat entitled Green Hills Terrace, of record as Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with all common elements and limited common elements appurtenant thereto as described in the Master Deed for The Green Hills Terrace of record at Book 5304, page 702, said Register's Office.
>
> BEING the same property conveyed to Margaret C. Brooks from Michael Lee Donoho and wife, Rebecca V. Donoho, by deed of record at Book 10553, page 12, recorded on August 1, 1997, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2013 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to The Master Deed for Green Hills Terrace of record at Record Book 5304, page 702, Register's Office of Davidson County, Tennessee, as amended Book 7841, page 557, said Register's Office and at Book 9830, page 181, said Register's Office; all easements, setback lines, and all other matters as shown on the plat of record at Plat Book 5200, page 64, said Register's Office; Sanitary sewer and/or storm drainage easement as shown in Book 3879, page 569, said Register's Office; Cable Service easement as shown at instrument number 20110930-0075704, said Register's Office; Easement as shown on instrument of record at Book 4320, page 896, said Register's Office; and the provisions of the Tennessee Horizontal Property Act as codified at Tennessee Code Annotated § 66-27-101 et seq.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 14 day of August, 2013.

Margaret C. Brooks

Margaret C. Brooks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Margaret C. Brooks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 14th day of August, 2013.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 9/25/17

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

SWORN to and subscribed before me,

this the 14th day of August, 2013.

NOTARY PUBLIC

My commission expires: 9/25/17

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY