WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-2016
(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chelsea Riggins	Branch Banking and Trust Company	171-01-A-127.00 CO
(NAME)	(NAME)	
276 Glenstone Circle	223 West Nash Street	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Wilson, NC 27893	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Marilyn Starr Lowry Nolan A/K/A Marilyn Starr Lowry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chelsea Riggins, 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 127 on the Plan of Phase 3B Brentwood Villa of record in Plat Book 6900, Page 4 as amended in Plat Book 6900, Page 329, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Villa Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6923, Page 943, amended in Book 7035, Page 115, Book 7101, Page 730, re-recorded in Book 7143, Page 18, Book 7266, Page 84 and Book 7423, Page574, said Register's Office.

Being the same property conveyed to Marilyn Starr Lowry, by deed of record in Instrument Number 20000919-0093226, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Brentwood Villa of record in Plat Book 6900, Page 4 as amended in Plat Book 6900, Page 329, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6923, Page 943, Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 567, Book 7423, Page 574 and Book 8074, Page 564, Register's Office for Davidson County, Tennessee. Easements of record in Book 5155, Page 164, Register's Office for Davidson County, Tennessee. Charter of record in Book 6936, Page 895, Book 7998, Page 249, Book 8267, Page 270, Register's Office for Davidson County, Tennessee. Easement executed by Brentwood Villa HOA recorded in 20030707-0093162 and 20120124-0006661, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 276 Glenstone Circle, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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.

BILL GARRETT, Davidson County
Trans:T20130083181 DEEDWARR
Recvd: 09/26/13 10:01 2 pgs
Fees:13.00 Taxes:616.05

20130926-0100994

Witness my hand this 25th day of September, 2013.

Marilyn Starr Lowry Nolan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marilyn Starr Lowry Nolan, 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 and official seal at Franklin, Tennessee this 25th day of September, 2013.

Commission expires:

7-30-17

TANIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public