BILL GARRETT, Davidson County
Trans:T20130085341 DEEDWARR
Recvd: 10/02/13 15:42 2 pgs
Fees:13.00 Taxes:399.60
20131002-0103691

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Clint Brown
4225 Harding Pike Apt. 105
Nashville, TN 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:
NONE

MAP	**103-16**
GROUP	**0C**
PARCEL	**105.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Susan Beth Nadler, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Clint Brown and Tammy Brown, husband and wife**, 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. 105 on the Plan of Wellington Arms, of record in Instrument No. 200710050119171, Register's Office, Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan Beth Nadler by deed from Susan Williamson Epperson, married, dated 9/28/2007 and recorded 10/05/2007 of record in Instrument No. 200710050119171, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **4225 Harding Pike, Apt 105, Nashville, Tennessee 37205.**

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, GRANTOR does covenants with the said GRANTEES that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the **30th** day of **September, 2013.**

Susan Beth Nadler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Susan Beth Nadler**, unmarried, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of September, 2013.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $108,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 2013.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013