BILL GARRETT, Davidson County
Trans:T20140028056 DEEDWARR
Recvd: 04/24/14 12:49 2 pgs
Fees:13.00 Taxes:943.50
20140424-0034563

STATE OF TENNESSEE
COUNTY OF Davidon

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2014.

Notary Public

My commission expires: 10/15/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brittany Nicole Sears	**New Owner**	**118-06-0A-006.00-CO**
827 Battlefield Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kelley C. Tune, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brittany Nicole Sears, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Number 827 on the Plat of Campbell Grove Condominiums, which is a resubdivision of Lots 1, 2, 3, and 4, Battlefield Estates, Section 2. Unit Number 826 on the said Plat and is more particularly described in the Master Deed as of record in Book 6400, Page 323, Register's Office for Davidson County, Tennessee, and is shown specifically on the Final Plan which is attached as Exhibit "A" to the First Amendment to the Master Deed of Campbell Grove Condominiums as of record in Book 6553, Page 486, Register's Office for said County.

Being the same property conveyed to Kelley C. Tune by Warranty Deed from Stephen A. Hedden, unmarried of record in Instrument No. 20050926-0115360 Register's Office for Davidson County, Tennessee, dated September 16, 2005 and recorded on September 26, 2005.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 827 Battlefield 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF April 21, 2014:

Kelley C. Tune

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Davidon	)	

Personally appeared before me, a Notary Public of said County and State, Kelley C. Tune, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 21st day of April, 2014.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20141120R