THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102133**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $134,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2014. Notary Public My Commission Expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Greg Grant and Lauren Grant P. O. Box 3062 Brentwood, TN 37024	Send Tax Bills To: Greg Grant and Lauren Grant P. O. Box 3062 Brentwood, TN 37024	Tax Information: Tax Parcel ID No. 161-09-0-A-60.00 CO

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 of which is hereby acknowledged, **Tammy Sue Glick, Laura Leigh Butler, and Larry Scott Bowser, as tenants in common pursuant to the Last Will and Testament of Margaret Kathleen Plumlee** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Greg Grant and Lauren Grant, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B-6, BRIGHTON VILLAGE, PHASE 4, as shown on Exhibit "A" of record in Instrument No. 20080808-0081965, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company to Margaret Plumlee as recorded on the 28th day of January, 2009 in Instrument No. 20090128-0007485, in the Register's Office of Davidson County, Tennessee. Margaret Plumlee having since died on March 7, 2014. The three heirs entitled to the real property being herein conveyed pursuant to the Last Will and Testament of Margaret Kathleen Plumlee duly executed and witnessed on February 27, 2013 are Tammy Sue Glick, Laura Leigh Butler and Larry Scott Bowser. Small Estate Affidavit for the Estate of Margaret Kathleen Plumlee filed July 24, 2014, Docket No. 14P1225, in the Seventh Circuit Court for Davidson County (Probate Division). Court Order of Small Estate filed in the Seventh Circuit Court for Davidson County (Probate Division) No. 14P1225, on July 31, 2014. Affidavit of Heirship of record in Instrument No. 20140731-0068314.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015, and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRIGHTON VILLAGE, PHASE 4, as recorded in Exhibit "A" of Instrument No. 20080808-0081965, Register's Office for Davidson County, TN.

BILL GARRETT, Davidson County
Trans:T20140084668 DEEDWARR
Recvd: 11/10/14 09:02 2 pgs
Fees:13.00 Taxes:495.80
20141110-0103399

Charter of Brighton Village, LLC recorded at Instrument No. 20060822-0103507. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRIGHTON VILLAGE Condominium of record in Instrument No. 20080117-0005582, as amended by instrument(s) of record in Instrument Nos. 20080808-0081965 and 20110520-0038914 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon, Register's Office for Davidson County, TN.

Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20071121-0136402 and Book 7520, Page 908.

Easement for Driveway, recorded in Book 7233, Page 438 and Book 7413, Page 47.

Easement for Sewers/Storm Drainage/Water Mains/Pumps and Appurtenances, recorded in Instrument No. 20061027-0133575.

Stormwater Detention Agreement recorded at Instrument Nos. 20071121-0136366 and 20061027-0133549.

This is improved property located at 4844 Bevendean Drive #B6, Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 27th day of October, 2014.

Tammy Sue Glick

Laura Leigh Butler

Larry Scott Bowser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tammy Sue Glick and Laura Leigh Butler, and Larry Scott Bowser, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018