File 26538-8 Box 14

BILL GARRETT, Davidson County
Trans:T20140085951 DEEDWARR
Recvd: 11/14/14 09:29 2 pgs
Fees:13.00 Taxes:906.50
20141114-0105125

WARRANTY DEED

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2014.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary Rachel Templeton **Robert Russell Brewer**	**Farmington Mortgage, a division of CapStar Bank**	**Map 104-14-0-F Parcel 001-00co**
2846 Woodlawn Drive	**2002 Richard Jones Road, Suite 300A**	
Nashville, TN 37215	**Nashville, TN 37215**	

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

Edna Gerth Nickell, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Rachel Templeton and Robert Russell Brewer, wife and husband

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. 1 on the Plan of Woodlawn Court Condominiums, of record in Book 6900, Pages 862 and 863, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Edna Gerth Nickell, a single person, by Deed dated October 18, 1991, from James R. "Hap" Hewgley, Trustee, of record in Book 8467, Page 692, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 6900, Pages 862 and 863, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Construction easement of record in Book 6237, Page 572, Register's Office for Davidson County, Tennessee. (3) Stormwater Detention Agreement of record in Book 7264, Page 166, Register's Office for Davidson County, Tennessee. (4) Master deed of Woodlawn Court Condominiums, of record in Book 7792, Page 360, and as amended in Instrument No. 20020911-0110792, Register's Office for Davidson County, Tennessee. (5) By-Laws of Woodlawn Court Homeowners' Association, Inc. of record in Book 7792, Page 394, Register's Office for Davidson County, Tennessee. (6) Charter of Woodlawn Court Condominium Association, of record in Book 7794, Page 952, and as amended in Book 8237, Page 335, Register's Office for Davidson County, Tennessee. (7) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **2846 Woodlawn Drive, Nashville, TN 37215**

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 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.

Witness my/our hand(s) this **12th** day of **November, 2014.**

Edna Gerth Nickell

Edna Gerth Nickell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Edna Gerth Nickell,** the within named seller, 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 Nashville, Tennessee, this **12th** day of **November, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.