File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140086970 DEEDWARR
Recvd: 11/18/14 15:39 2 pgs
Fees:13.00 Taxes:952.75
20141118-0106410

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires: 2-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $257,500.00.

Affiant

Subscribed and sworn to before me this 17 day of November, 2014

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cheryl E. Brown	Synovus Mortgage Corporation	155-08-0C-196.00
6817 Collinswood Drive	2204 Lakeshore Drive	
Nashville, TN 37221	Birmingham, AL 35209	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hugh O. Nash, III and Meghan E. Nash, husband and wife, as tenants by the entirety**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cheryl E. Brown**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being al of Lot no. 196, on the Plan of Poplar Creek Estates, Phase 2, as shown by plat appearing of record in Plat Book 6900, Pages 339-347, and amended in Plat Book 7900, Pages 888-889, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Hugh O. Nash III, unmarried from James P. Morrison and wife, Penny Townsend-Morrison by Warranty Deed on October 30, 2003, of record in Instrument Number 20031117-0167385, Register's Office for Davidson County, Tennessee. Further conveyed to Hugh O. Nash III, and Meghan E. Nash, husband and wife, as tenants by the entirety from Hugh O. Nash, III, a married man by Quitclaim Deed on September 20, 2007, of record in Instrument Number 20070928-0115758, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Pages 339-347, and amended in Plat Book 7900, Pages 888-889, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6474, Page 346 and amended in Book 6486, Page 587; Book 662, Page 433; Book 6987, Page 966; Book 7270, Page 648 and Book 9472, Page 824, Register's Office for Davidson County, Tennessee.
- Charter of Poplar Creek Estates Homeowner's Association of record in Book 7120, Page 125, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7099, Page 299; Book 8388, Page 756 and Instrument Number 20010911-0098418, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6817 Collinswood Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 17, 2014.

Hugh O. Nash III

Meghan E. Nash

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Hugh O. Nash, III and Meghan E. Nash,** to me known to be he persons described in and who executed the foregoing instrument, and acknowledged that hey executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 17, 2014

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY