STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2015.

Carmen Coats

Notary Public
MY COMMISSION EXPIRES:_____
File No. G15-1366D

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Vanessa M. Brown, unmarried woman (NAME)	Acopia Home Loans (NAME)	60-12-7
2900 Highland Drive (STREET ADDRESS)	306 Northcreek Blvd. Suite 100 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150032226 DEEDWARR
Recvd: 04/28/15 15:33 2 pgs
Fees:13.00 Taxes:632.70
20150428-0038070

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Gail Forsythe, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vanessa M. Brown, unmarried woman,** 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 Lot Nos. 41, 42, 43 and 44 on the plan of BLOCK "A" HIGHLAND PARK, as shown by plat of record in Plat Book 974, Page 33, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lots No. 41, 42, 43, and 44 front together 100 feet on the Westerly side of Highland Drive and run back between parallel lines, with the Northerly margin of Sunset Drive, 171 feet to the Easterly line of Lot No. 46.

BEING the same property conveyed to Gail F. Lafferty and husband, Larry Lafferty from Dorothy McCord, by Deed dated September 2, 2003, as Instrument No. 20030918-0138214, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Gail Forsythe, unmarried by Quitclaim Deed from Gail F. Lafferty, unmarried and Larry Lafferty, unmarried, dated April 24, 2015, as recorded in Instrument No. 20150428-0038069, in the Register's Office for Davidson County, Tennessee.

Gail F. Lafferty is now known as Gail Forsythe and are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 1062, page 13, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 974, page 33, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2900 Highland Drive, Nashville, TN 37207.

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 we do covenant with 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. Whenever 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 24th day of April, 2015.

x Gail Forsythe
Gail Forsythe

April 24, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Gail Forsythe, the bargainor(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 and official seal, this 24th day of April, 2015

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066