WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,000.00**

Affiant

Subscribed and sworn to before me, this 27th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 1.7.16
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150043615 DEEDWARR
Recvd: 06/03/15 14:41 2 pgs
Fees:13.00 Taxes:503.20
20150603-0051945

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caren Root	owner	075-12-0C
(NAME)	(NAME)	(MAP)
739 Tulip Grove Rd. #303		026.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Crystal Dishmon, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Caren Root, single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson, Tennessee, being Unit 303, Building 3, on the Plan of Phase Two, Brookside Park Townhomes, a Tennessee Horizontal Property with Private Elements as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, of record as Instrument No. 200001010-0100359, Register's Office for County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for Brookside Park Townhomes, for proper identification.

Being the same property conveyed to Crystal Dishmon by Warranty deed from Meah H. Murphy, an unmarried woman of record in Instrument No. 20070531-0064469 Register's Office for Davidson County, Tennessee, dated May 29, 2007 and recorded on May 31, 2007.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 739 Tulip Grove Rd, #303, Hermitage, Tennessee 37076

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. 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 hand this 27th day of May, 2015.

Crystal Dishmon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Crystal Dishmon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of May, 2015.

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY