Davidson County DEEDWARR
Recvd: 06/23/15 12:04 3 pgs
Fees:18.00 Taxes:2377.25
20150623-0060045

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15054139**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $642,500.00. Affiant Subscribed and sworn to before me, this 19th day of June, 2015. Notary Public My Commission Expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kevin C Williamson 5467 Granny White Pike Nashville TN 37027	Send Tax Bills To: Same	Tax Information: Tax Parcel ID No. 15906000100

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, **Patricia Ann Brown, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin C Williamson,** an unmarried man, ("Grantee"), his 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 Lot No. 2 on the Plan of Taggartwood of record in Plat Book 4175, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia A. Brown by warranty deed from L & W Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20060901-0108596 Register's Office for Davidson County, Tennessee, dated 08/24/2006 and recorded on 09/01/2006.

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.

Taxes for the year 2015 a lien, not yet due and payable.

Restrictions of record in Book 4173, Page 193, and Book 4352, Page 72, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement to Piedmont Natural Gas Company, Inc. of record in Instrument Number 20130419-0039358 and Instrument No. 20140402-0027582, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7825, Page 37, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5467 Granny White Pike Nashville TN 37027

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 19th day of June, 2015.

Patricia Ann Brown

STATE OF California
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Ann Brown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2015.

Notary Public
My Commission Expires: 4-25-2019

CANDACE R. YEAMANS
Comm. #2108660
Notary Public · California
Los Angeles County
Comm. Expires Apr 25, 2019

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

