J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $198,000.00.

Ashley Mudd
Affiant

Subscribed and sworn to before me, this the 8th day of July, 2015.

Janderson
Notary Public

My commission expires: _____

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

BILL GARRETT, Davidson County
Trans:T20150056581 DEEDWARR
Recvd: 07/13/15 13:45 2 pgs
Fees:13.00 Taxes:732.60
20150713-0068006

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Ann Brooks** | New Owner | **131-01-0D-168.00-CO** |
| **5025 Hillsboro Pike 20-B** | | |
| **Nashville, TN 37215** | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Jean M. Coats, unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Ann Brooks, unmarried**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 168 as shown on the Plat of Georgetown Apartments, a condominium of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .449% interest in the common elements of 5025 Hillsboro Homeowner's Association known as Apartment No. 20B.

Being the same property conveyed to George E. Copple, Jr., Trustee by Quitclaim Deed from Jean M. Coats, unmarried and Tara I. Coats, unmarried of record in Book 8301, page 446, Register's Office for Davidson County, Tennessee, dated February 22, 1991 and recorded on March 1, 1991 and within the same deed the said George E. Copple, Jr., Trustee conveyed his interest in the subject property to Jean M. Coats, unmarried.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 5025 Hillsboro Pike 20-B, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF July 8, 2015:

Jean M. Coats

Jean M. Coats

**STATE OF TENNESSEE** )
)
**COUNTY OF** Williamson )

**INDIVIDUAL ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Jean M. Coats, the within named Grantor(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, at office, this the 8th day of July, 2015.

My Commission Expires: 6-5-16

Notary Public

20151308R

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY