BILL GARRETT, Davidson County
Trans:T20150058759 DEEDWARR
Recvd: 07/20/15 09:25 2 pgs
Fees:13.00 Taxes:543.90
20150720-0070455

G#27377-2

BOX #14

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of July, 2015 by and between Carmen Trimble, unmarried, hereinafter referred to as GRANTOR, and Lindsey Brickel, an unmarried woman, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 24E of Building No. 4 on the Plan of the Townhomes of Shadow Glen, a Horizontal Property Regime with Common Elements, a Residential Planned Unit Development, as shown on Exhibit A of the Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20040713-0083179, and Surveyor's Certificate of Correction of record in Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carmen Trimble, unmarried by Deed from Beazer Homes Corp. dba Phillips Builders dated December 21, 2004, recorded December 28, 2004, of record in Instrument No. 20041228-0153182, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 147 Shadow Glen Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Carmen Trimble

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Carmen Trimble, unmarried, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 17th day of July, 2015.

Notary Public

My Commission Expires:

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Lindsey Brickel
147 Shadow Glen Drive,
Nashville, TN 37211

Send Tax Statements to:
Franklin American Mortgage Co
501 Corporate Centre Drive Ste 400
Franklin, TN 37067

Map & Parcel: 161-16-0-A-024.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $147,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Kathy Goodson
Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of July, 2015.

Notary Public

My Commission Expires: 5-8-18

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

~~RETURN TO:~~

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

15-1-196