BILL GARRETT, Davidson County
Trans:T20150059508 DEEDWARR
Recvd: 07/21/15 13:58 2 pgs
Fees:13.00 Taxes:629.00
20150721-0071465

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of June, 2015.

Notary Public: Gregory D. Vadner
My Commission Expires: 4/24/2019

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Stacee J. Irwin 518 Huntington Ridge Drive Nashville, TN 37211	New Owner	161110A14100CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sandra K. Brim**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stacee J. Irwin**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 141 on the Plan of Huntington Ridge Townhomes, as of record in Book 4675, Page 9, revised in Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Sandra K. Brim, an unmarried person, by Warranty Deed from Charles Winters and wife, Marion I. Winters, dated March 29, 2004, recorded April 6, 2004 in Instrument No. 20040406-0038563, Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Book 4675, Page 9, revised in Book 9700, Page 846, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, building set-back lines, and liens provided in the Covenants, Conditions and Restrictions of record in Book 4729, Page 687, Book 4889, Page 905, Book 4742, Page 570, Book 5394, Page 243, Book 7423, Page 762, and Instrument No. 20110331-0004865, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easements set forth in the instrument recorded in Book 6396, Page 896, Book 9732, Page 551, Book 9775, Page 308, Book 11345, Page 59, and Instrument No. 20140902-0079897, Register's Office for Davidson County, Tennessee.

This property is a part of a Condominium Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed and HOA dues, if any.

By-Laws of record in Book 7423, Page 762, Instrument No. 20080324-0029069, and Instrument No. 20130724-0076332, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 4729, Page 682, and Book 4890, Page 84, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 518 Huntington Ridge Drive, Nashville, TN 37211

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 24th day of June, 2015.

Sandra K. Brim

Sandra K. Brim

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 Sandra K. Brim , 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 June, 2015.

Commission Expires: 04/24/19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public: Gregory D. Vadner