Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

File No. 155168

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-23-2019

(AFFIX SEAL)

SARAH S. GIBSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150064251 DEEDWARR
Recvd: 08/04/15 11:57 2 pgs
Fees:13.00 Taxes:444.00
20150804-0077145

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen Bowman	New Owner	162090B04900CO
(NAME)	(NAME)	
5600 Country Drive, Unit 135		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **JENNIFER LILL BROWN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLEN BOWMAN**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 135 as shown on the plan of the 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Plat Book 5200, Page 131, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hickory Valley Condominiums, Phase 3, a horizontal property regime established by Master Deed of record in Book 4918, Page 116, as amended in Book 4958, Page 346, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jennifer K. Lill, unmarried, by Warranty Deed from Shirley Hemontolor Johnson, unmarried, dated December 20, 2006 and recorded December 27, 2006 in Instrument Number 20061227-0159165, Register's Office for Davidson County, Tennessee. The said Jennifer K. Lill is now known as Jennifer Lill Brown.

William G. Brown, Jr., husband of Jennifer Lill Brown, joins in this instrument for the purpose of coveying such martial interest, if any, that he may have in and to said property.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) of record in Book 4918, Page 116; amended in Book 4958, Page 346, said Register's Office; (3) Amended and restated By-Laws of record in Book 8797, Page 918, said Register's Office; (4) All matters appearing on the plat of record in Book 5200, page 131, Register's Office, said Register's Office; (5) Charter for homeowners association of record in Book 8021, Page 852, said Register's Office; (6) Access Easements of record in Book 4842, Page 979, Book 5606, Page 663, and Book 7497, Page 740, said Register's Office; and (7) all other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 5600 Country Drive, Unit 135, Nashville, Tennessee 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 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 hand(s) this 30th day of July, 2015.

Jennifer Lill Brown

William G. Brown, Jr.

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 JENNIFER LILL BROWN AND HUSBAND, WILLIAM G. BROWN, JR., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of July, 2015.

Commission expires:
03/26/2017

Notary Public

BOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER