**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20150069247 DEEDWARR
Recvd: 08/18/15 08:13 4 pgs
Fees:23.00 Taxes:333.00
20150818-0082750

STATE OF Tennessee
COUNTY of Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $90,000.00

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 12th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY & RETURN TO**

Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Alda Negash**<br>**1206 Davidson Road**<br>**Nashville, TN 37205** | **SAME** | 142-14-OC-062-CO |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRANDY LEE NELSON, F/K/A BRANDY GUY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALDA NEGASH**, a married woman HEREINAFTER CALLED THE GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SHELBY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**SEE EXHIBIT A (PROPERTY DESCRIPTION)**

This conveyance is subject to any and all existing easements and restrictions of record including but not limited to those set forth in **EXHIBIT B ("Exceptions")**

This is X improved property, known as 750 McPherson Drive. Nashville, Tennessee 37221.

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, their heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seised and possessed of said property in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said property to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12 th day of August, 2015.

Brandy Lee Nelson f/k/a Brandy Guy

**Brandy Lee Nelson, f/k/a Brandy Guy**

**STATE OF** TN
**COUNTY OF** WILSON

**PERSONALLY APPEARED BEFORE THE UNDERSIGNED**, a Notary Public in and for said County and State, the within named, **Brandy Lee Nelson**, f/k/a Brandy Guy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND OFFICIAL SEAL** this 12 day of August, 2015.

NOTARY PUBLIC WILLIAM DICE SEAL Blackford County Expires 08-21-21 STATE OF INDIANA

[illegible], Notary Public

My Commission Expires: 8-21-21

**EXHIBIT A**
**LEGAL DESCRIPTION**

**Formal Address:** 750 McPherson Drive. Nashville, Tennessee 37221.

**Map/Parcel:** 142-14-OC-062-CO

**Description:**

TRACT 2: Land in Davidson County, Tennessee, being Unit No. 21B, on the Horizontal Property Regime for McPherson Place Townhomes, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being part of the same property conveyed to Troy Nelson, by deed from Tracy Vaught, of record in Instrument No. 20081204-0117740, dated November 19, 2008, corrected by Affidavit of Scrivener's Error, of record in Instrument No. 20090220-0015019, said Register's Office. Troy Nelson conveyed his interest to Brandy Guy, by deed of record in Instrument No. 20111221-0099775, dated December 21, 2011, said Register's Office.

**EXHIBIT B**
**(EXCEPTIONS)**

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 142-14-0C-061.00-CO and 142-14-0C-062.00-CO.

2. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

3. Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record In Instrument No. 20060601-0064701, said Register's Office.

4. Matters shown on the Plan of record in Plat Book 4300, page 114, said Register's Office.

5. Assessments, special assessments, charges and liens, contained in an instrument of record In Instrument No. 20060601-0064701, said Register's Office.

6. Easements as contained in an instrument of record In Instrument No. 20060601-0064701, said Register's Office.