PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Danielle Robb
2209 Fox Ave
Nashville, Tennessee 37210

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Farmington Mortgage
2002 Richard Jones Rd
Nashville, TN 37215

MAP/Parcel
119-01-019700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brenda Fay Tinsley, a widow,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Danielle Robb, an unmarried woman, and Nancy Parks Anderson, an unmarried woman,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 31, on the Plan of the Subdivision of Block "B" Overhill City**, as shown by plat and survey of record in Plat Book 843, Page 28, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Buddy Dean Tinsley et us Brenda Fay Tinsley by Warranty Deed dated April 2, 1976, from Willie Gray Shoulders et ux Shelvie Jane Shoulders, appearing of record in Book 5012, page 578, Register's Office for Davidson County, Tennessee. The said Buddy Dean Tinsley predeceased his wife on June 9, 2013, leaving Brenda Fay Tinsley as the surviving tenant by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **2209 Fox Ave, Nashville, Tennessee 37210.**

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, their heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150071926 DEEDWARR
Recvd: 08/25/15 11:26 2 pgs
Fees:13.00 Taxes:369.63
20150825-0085801

WITNESS my hand this the **20th** day of **August, 2015**.

Brenda Fay Tinsley

Brenda Fay Tinsley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brenda Fay Tinsley, a widow**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of August, 2015.

Stacie A Thomas

NOTARY PUBLIC

My Commission Expires: 9/21/16

STACIE A. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is **$99,900.00.**

Kate Williams

AFFIANT

Subscribed and sworn to before me on this 20th day of August, 2015.

Kim Murray

NOTARY PUBLIC

My Commission Expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY