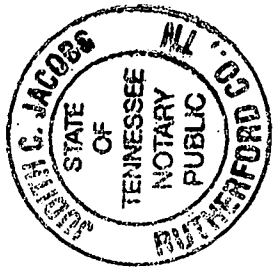
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150090076 DEEDWARR
Recvd: 10/22/15 11:10 2 pgs
Fees:13.00 Taxes:236.80

20151022-0107545



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 2-22-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia Brazier	Patricia Brazier	43-02-0A/142.00
(NAME)	(NAME)	
103 Shelby Street	142 Cedarwood Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Aretha Abernathy,** unmarried hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Patricia Brazier,** 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:

Land in Davidson County, Tennessee, being Lot No. 142 on teh Plan of Cedar Wood courtyard Homes, Phase Two of record in Plat Book 5200, page 60 and by clarification of Plat of record in Book 5497, page 80, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is made for a more complete an accurate description of said lot.

Being the same property conveyed to Aretha a. Abernathy by deed from Annette C. Jones Wheeler and husband Alfred R. Wheeler dated January 12, 2007 and filed for record January 16, 2007 as Instrument No. 20070116-0005960 in the Register's Office for Davidson County, Tennessee.
Subject to any and all matters of record in Plat book 5200, page 60 and Clarified by Plat of record in Book 5497, page 80, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants, Conditions and Restrictions of record in Book 5498, page 680, Book 6053, page 422, Book 6119, page 402, Book 6216, page 434, book 6707, page 216, Book 9010, page 503, book 9010, page 505 and Instrument NO. 2007802-0092060 in the Register's Office for Davidson County, Tennessee.

Subject to By- Laws of record in Book 5307, page 231, amended in Instrument Nos. 200708020092059; 20120921-0085980; 20150505-0037855, in the Register's Office for Davidson County, Tennessee.

Subject to an easement to the Metropolitan Government of Nashville, Davidson County of record as Instrument No. 20110325-0023033 in the Register's Office for Davidson County, Tennessee.

Subject to Deed of common areas to the Homeowner's Association of record in Book 6053, page 425, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements

for public utilities.

The taxes for the current year have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 142 Cedarwood Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 15th day of October, 2015.

A Abernathy 15 Oct 15
Aretha Abernathy

State of Florida
County of Orange

Personally appeared before me Aretha Abernathy, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2015.

Erika Simmons
Notary Public Erika Simmons Mentz
My Commission Expires: 3-19-19

ERIKA SIMMONS-MENTZ
MY COMMISSION # FF211922
EXPIRES March 19, 2019
FloridaNotaryService.com

File No.: 201508004