THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15105525

BILL GARRETT, Davidson County
Trans: T20150093919 DEEDWARR
Recvd: 11/04/15 09:25 2 pgs
Fees: 13.00 Taxes: 1924.00
20151104-0112269

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $520,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2015.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anne Moore 503 BRIGHTON PL Nashville TN 37205-2556	New Owner	Tax Parcel ID No. 104130E01000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne C. Boatman. Trustee of the Anne C. Boatman Revocable Trust dated April 30, 2015**Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne Moore, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 503 (10), Brighton Place Condominiums, a Horizontal Property Regime, located on the Southerly part of Lot No. 5 on the Plan of Brighton Place, of record in Book 6250, Page 144, Register's Office for Davidson County, Tennessee; and shown on Exhibit "B" to the Master Deed for Brighton Place Condominiums of record in Book 6569, Pages 554 and 555, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 6569, Page 529, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brighton Place Condominiums contained in the Master Deed recorded in Book 6569, Page 529, and By-Laws recorded in Book 6569, Page 557, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed by Warranty Deed from Linda Crane, an unmarried woman to Anne Cooper Boatman, unmarried as recorded on the 1st day of May, 2013 in Instrument No. 20130501-0043524 and Quitclaim Deed from Anne C. Boatman to Anne C. Boatman, Trustee of the Anne C. Boatman Revocable Trust dated April 30, 2015 as amended as recorded on the 5th day of May, 2015 in Instrument No. 20150505-0041087, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRIGHTON PLACE, as recorded in Plat Book 6250, Page(s) 144 and Exhibit B of Plat Book 6569, Page 529 (at Pages 554-555).

Terms and provisions of by-Laws recorded in Exhibit D of Book 6569, Page 529 (at Page 557).

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing for BRIGHTON PLACE CONDOMINIUMS of record in Book 6569, Page 529 , as amended by instrument(s) of record in ; also subject to easements, rights and interests in favor of other unit owners.

This is improved property located at 503 BRIGHTON PL Nashville TN 37205-2556

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2015.

Anne C. Boatman Revocable Trust dated April 30, 2015

Anne C. Boatman, Trustee

Anne C. Boatman, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne C. Boatman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of the Anne C. Boatman Revocable Trust, dated April 30, 2015 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of October, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018