THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15105616** BILL GARRETT, Davidson County Trans:T20150101153 DEEDWARR Recvd: 11/30/15 14:08 2 pgs Fees:13.00 Taxes:492.84 20151130-0120556	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $133,200.00. Affiant Subscribed and sworn to before me, this 24th day of November, 2015. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner: Brandi G. Cyrus 302 MORTON AVE Nashville TN 37211-2551	Send Tax Bills To: 700 12th Ave South STE 201 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 11914010600

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, **Linda Qualls, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandi G. Cyrus, a single woman**, ("Grantor"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Block "A" on the Plan of Part One of Woodbine Courts, of record in Book 1130, Page 39, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed by Warranty Deed from Sandra G. McDonald, unmarried to Charles Qualls and wife, Linda Qualls, as recorded on the 15th day of September, 1986 in Deed Book 6978, Page 691; See Survivorship Affidavit, as recorded on the 22nd day of September, 2006 in Instrument No. 20060922-0117591 and Death Certificate, as recorded on the 13th day of January, 2015 in Instrument No. 20150113-0003331, in the Register's Office of Davidson County, Tennessee. Charles Qualls having died April 6, 1997.

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 PART ONE OF WOODBINE COURTS, as recorded in Plat Book 1130, Page(s) 39

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 302 MORTON AVE Nashville TN 37211-2551

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 24th day of November, 2015.

Linda Qualls

Linda Qualls

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Qualls and Linda Qualls, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018