HIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2239

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brooke Marie Weaver 5732 Stone Brooke Drive Brentwood, TN 37027	New owner	160-14-D-17.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

BILL GARRETT, Davidson County
Trans:T20150108281 DEEDWARR
Recvd: 12/23/15 08:22 2 pgs
Fees:13.00 Taxes:647.50
20151223-0128963

Affiant

Subscribed and sworn to before me, this the 18 day of December, 2015.

Notary Public

My Commission Expires: 9/11/17
(Affix Seal)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09.11.17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Jessica Shannon Carter, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brooke Marie Weaver, an unmarried individual,** 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 a condominium apartment situated in Davidson County, Tennessee, known as Unit No. 5732, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, page 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, page 915, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of such Unit.

Being the same property conveyed to Jessica Shannon Carter by Warranty Deed from Nakia M. McFarland, unmarried, dated December 29, 2004, recorded January 18, 2005, of record in Instrument No. 20050118-0005647, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **5732 Stone Brooke Drive, Brentwood, TN 37027**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 18th day of **December, 2015.**

GRANTOR(S)

Jessica Shannon Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jessica Shannon Carter** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 18th day of **December, 2015.**

Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019