WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2015

Notary Public 6-30-18

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ebony Brown	Same	Parcel ID:
3137 Justin Towne Ct.		15002012600
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Stephanie L. Hood-Thompson, f/k/a Stephanie L. Hood, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ebony Brown , unmarried

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 Lot No. 14A, Zone Lot Division, Lots Nos. 13, 14, 23, 24, Justin Towne, Section 2, of record in Plat Book 5200, Page 588, amending Plat Book 5200, Page 459, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie L. Hood by deed from Kimberly G. Fisher, a/k/a Kimberley G. Fisher, an unmarried woman, of record in Instrument 20010625-0067049, and re-recorded in Instrument 20011022-0115075, dated June 22, 2001, Register's Office for said County. The said Stephanie L. Hood is now known as Stephanie L. Hood-Thompson.

This conveyance is subject to Restrictions of record in Book 6116, Page 154; Book 6145, Page 443; Book 6171, Page 413; and Book 6182, Page 896, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 588, amending Plat Book 5200, Page 459, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Stephanie L. Hood and Stephanie L. Hood-Thompson being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3137 Justin Towne Ct., Antioch, TN 37013

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 hand this 22nd day of December, 2015.

Stephanie L. Hood-Thompson

BILL GARRETT, Davidson County
Trans:T20150110405 DEEDWARR
Recvd: 12/31/15 10:57 2 pgs
Fees:13.00 Taxes:299.70

20151231-0131513

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie L. Hood-Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2015.

My Commission Expires: 8/23/16

Notary Public

