Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
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BILL GARRETT, Davidson County
Trans:T20160028659 DEEDWARR
Recvd: 04/08/16 10:30 2 pgs
Fees:13.00 Taxes:462.50
20160408-0033781

16-0149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of March, 2016.

Notary Public
My Commission Expires: 11-01-2017

Jennifer B. Keister
Notary Public, ID No. 500042
State at Large, Kentucky
My Commission Expires on Nov. 1, 2017

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cecilia Nelson	Cecilia Nelson	
568 Bradburn Village Circle	568 Bradburn Village Cir.	164-06-0B-064.00-CO
Antioch, TN 37013-2294	Antioch, TN 37013-2294	

WARRANTY DEED

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

Nicole Z. Robinson, married

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

Cecilia Nelson, unmarried,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 107 on the plan of The Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No: 20060816-0101099, First Amendment in Instrument No: 20070717-0084884, and as shown on Exhibit "A-1" in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nicole Z. Robinson by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20100329-0022979 Register's Office for Davidson County, Tennessee, dated March 22, 2010 and recorded on March 29, 2010. (Value of consideration shown in aforementioned deed $107,990.00.) Being also known as 568 Bradburn Village Circle Antioch, TN 370132294.

The subject property was never the principal residence of Grantor or Grantor's spouse.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **568 Bradburn Village Circle, Antioch, TN 37013-2294.**

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 our hands this 22nd day of March, 2016.

Nicole Z. Robinson

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 **Nicole Z. Robinson**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 2016.

D. SHAYNE ADAIR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18