THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057631**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $590,000.00. Affiant Subscribed and sworn to before me, this 23rd day of May, 2016. Notary Public My Commission Expires: 9-11-17

AMY DIETERLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Laura B. Iler 144 Brighton Close Nashville TN 37205-2501	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-13-0F-144.00 CO

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, **Herbert Carl Haywood, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura B. Iler**, ("Grantees"), 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 144, PHASE II, BRIGHTON CLOSE, as shown on plat of record in Plat Book 7900, Page 988, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Herbert Carl Haywood AKA H. Carl Haywood, a single person to Herbert Carl Haywood, a single person, as recorded on the 15th day of September, 2010 in Instrument No. 20100915-0073240 and Warranty Deed from Fred G. Frick and wife, Sue A. Frick to H. Carl Haywood, unmarried, as recorded on the 11th day of October, 2000 in Instrument No. 20001011-0101152, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE II, BRIGHTON CLOSE, as recorded in Plat Book 7900, Page(s) 988.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8273, Page 884, Book 8698, Page 557, amended recorded in Book 9372, Page 356, Book 9724, Page 13, Instrument Nos. 20001003-0098148, 20141202-0110443 and 20150430-0039030.

Charter of Brighton Close Condo Homeowners Association and Brighton Close Phase II Homeowners Association recorded in Book 7522, Page 131, Book 7522, Page 134 and Book 8273, Page 908

BILL GARRETT, Davidson County
Trans:T20160043620 DEEDWARR
Recvd: 05/24/16 13:58 2 pgs
Fees:13.00 Taxes:2183.00
20160524-0052074

This is improved property located at 144 Brighton Close Nashville TN 37205-2501.

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 23rd day of May, 2016.

Herbert Carl Haywood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 23rd day of May, 2016.

Notary Public

My Commission Expires: _____

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