NEW OWNER:

Margaret Gray Thorp
151 Blue Ridge Street
Warrenton, VA 20186

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0372

Map 142, Group 06-0-A, Parcel 111.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160043810 DEEDWARR
Recvd: 05/25/16 08:28 2 pgs
Fees:13.00 Taxes:425.50
20160525-0052290

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SABRINA B. MAHLER, A MARRIED WOMAN, FORMERLY SABRINA BRUMMITT** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **MARGARET GRAY THORP** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Building No. 3, Unit No. 111, garage designated as 262-G, also known as 111G of Peppertree, Creekside Meadows Condominiums, a horizontal property regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Peppertree, Creekside Meadows Condominiums of record in Book 4834, Page 257, as amended, and shown on Plat Book 4675, Pages 128-130, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted in Plat Book 4675, Page 128-130, together with a percentage interest in the common elements and voting percentage as set for in said Master Deed .

BEING the same property conveyed to Sabrina Brummitt, by Warranty Deed from Kimberly N. Pinkston, dated May 27, 2005, and of record Instrument No. 20050615-0068544, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 810 Bellevue Road, Apt. 111, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 3rd day of **May, 2016**.

Sabrina Mahler
SABRINA B. MAHLER

CRAIG MAHLER joins in this conveyance for the purpose of conveying his marital interest and any other interest he may have in the above described property.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SABRINA B. MAHLER AND CRAIG MAHLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of **May, 2016**.

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00 .

emily jones
AFFIANT

Sworn to and subscribed to before me this 3rd day of **May, 2016**.

NOTARY PUBLIC

My commission expires: 6.19.2018

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018