THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057742**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2016. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160045729 DEEDWARR
Recvd: 05/31/16 15:09 2 pgs
Fees:13.00 Taxes:814.00
20160531-0054592

WARRANTY DEED

Address New Owner: Forrest M. Bridges 15620 Highway 15 South Philadelphia, MS 39350	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-01-0D-048.00 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, **Daniel D. Warlick and Gail A. Warlick, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Forrest M. Bridges and Emily S. Deaton, as joint tenants with right of survivorship**, ("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 Unit No. 48 a/k/a Apartment No. 7-G on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, Page 4, Register s Office for said County, to which plan reference is hereby made for a more complete legal description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5211, Page 325, amended in Book 5616, Page 133, and Book 6079, Page 516, Register s Office for said County.

Being the same property conveyed to DANIEL D. WARLICK and wife, GAIL A. WARLICK, by deed from REBECCA D. BOTTS, of record in Instrument No. 20100818-0065098, dated August 17, 2010, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 131-01-0D-048.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5200, page 4, said Register's Office.

Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, said Register's Office.

Resolution of record in Instrument No. 20120731-0067332, said Register's Office.

Easement granted to Comcast of Nashville I, LLC in Instrument of record in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558, said Register's Office.

This is improved property located at 5025 Hillsboro Pike #7G Nashville TN 37215

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 26th day of May, 2016.

Daniel D. Warlick

Gail A. Warlick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel D. Warlick and Gail A. Warlick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2016.

Notary Public

My Commission Expires: _____

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