WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046349 DEEDWARR
Recvd: 06/02/16 09:18 2 pgs
Fees:13.00 Taxes:758.13

20160602-0055401

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204,900.00.

Affiant

Subscribed and sworn to me on May 31th, 2016.

NOTARY PUBLIC

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Courtney N. Dunn, Charles W. Fletcher, Daphne J. Fletcher 1001 Todd Preis Drive Nashville, TN 37221	New Owner	142-5-D-39.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and India M. Webber, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Courtney N. Dunn, an unmarried woman, Charles W. Fletcher, a married man, and Daphne J. Fletcher, a married woman, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Unit No. Q405 together with Carport designated No. Q-405-C in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Tennessee, Davidson County, Tennessee of record in Bok 4860, Pages 17, 18 and 19, and amended in Book 4860, Pages 107, 108 and 109, Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 4892, Page 440, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed by Quitclaim Deed from India W. White, unmarried to India M. Webber, unmarried, as recorded on the 6th day of March, 2013 in Instrument No. 20130306-0022157 and Warranty Deed from Troy L. Breeden, and Heather M. Breeden, husband and wife to India W. White, unmarried, as recorded on the 23rd day of February, 2005 in Instrument No. 20050223-0020003, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 1001 Todd Preis Drive, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on May 31st, 2016.

India M. Webber

India M. Webber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On May 31st, 2016, before me personally appeared India M. Webber to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 31st of May, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

