BILL GARRETT, Davidson County
Trans:T20160064543 DEEDWARR
Recvd: 07/27/16 10:46 2 pgs
Fees:13.00 Taxes:1054.50
20160727-0077251

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of July, 2016.

Notary Public
My commission expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-32442

13-1606-132600

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kristyn Ratliff 701 Brent Glen Place Nashville TN 37211	SWBC Mortgage Corporation 117 Seaboard Lane Franklin, TN 37067	161-05-0-B-009.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brandon Mayberry**, unmarried man hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kristyn Ratliff**, ~~un~~married woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan Section Revision, Brentwood Glen, of record in Book 8250, Page 420, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marsha P. Shutt, an unmarried person by deed from Eddie E. Shutt, an unmarried person, dated April 24, 1998, recorded April 30, 1998, of record in Book 10909, Page 223, Register's Office for Davidson County, Tennessee. The same Marsha P. Shutt having since died on November 30, 2013, leaving the herein described property to her son, Timothy Turpen, pursuant to her Last Will and Testament entered in the Seventh Circuit Court of Davidson County, Tennessee (Probate division), Docket No. 14P201.

Further being the same property conveyed to Brandon Mayberry, unmarried by deed from Timothy Turpen, married, dated July 25, 2014, recorded July 29, 2014, of record in Instrument No. 20140729-0067145, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 701 Brent Glen Place, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22nd day of July, 2016.

Brandon Mayberry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brandon Mayberry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 25th day of July, 2016.

State of Tennessee at Large

My Commission expires: 05-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020