THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160065321 DEEDWARR
Recvd: 07/29/16 10:46 2 pgs
Fees:13.00 Taxes:995.30
20160729-0078316

File: P16-8262-PILK

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Racheal McMeen aka Brattlesboro Nashville TN 37204	← New Owner	132-09-0B-208.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LEIGH CAMPBELL-LITTLE SHELLY, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHEAL MCMEEN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 a part of the Plan of Brattlesboro Place Condominiums, as of record in Book 5200,l Page 731, Register's Office for said County, the part hereby described being:

Unit No. 208 on said Plan, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Brattlesboro Condominiums of record in Book 6313, Page 496, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leigh Little, by Special Warranty Deed from Fannie Mae AKA Federal National Mortgage Association, dated February 19, 2014, and of record in Instrument No. 20140311-0020199, Register's Office for Davidson County, Tennessee.

Leigh Little has since married and is now known as Leigh Campbell-Little Shelly. Said property was never used as Leigh Campbell-Little Shelly's marital residence.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Unimproved ( )
This is improved (X) property, known as: **212 Brattlesboro Place, Nashville, TN 37204**

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

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Witnessed this the 1st day of July, 2016.

Leigh Campbell-Little Shelly

Leigh Campbell-Little Shelly

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, a Notary Public in and for said County and State, the within named **Leigh Campbell-Little Shelly** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor (s), and who acknowledged that he/she/they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of July 2016.

My Commission expires March 08, 2018

N. Flatt
Notary Public

SEAL

SUE E. FLATT
Notary Public, State of Texas
My Commission Expires
March 08, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 269,000.00.

Affiant

Subscribed and Sworn to before me on this the 1st day of July, 2016.

My Commission expires 6/19/18

Notary Public

SEAL

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

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