Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

39-B
File #16-1241

BILL GARRETT, Davidson County
Trans:T20160065972 DEEDWARR
Recvd: 08/01/16 14:15 2 pgs
Fees:13.00 Taxes:1091.50
20160801-0079166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessica Draper Stephens and Grayson Stephens, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Carolyn W. Myers, an unmarried woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 122, together with appurtenant interest in the common elements of Brattlesboro Condominiums, a horizontal property regime established by a Master Deed of record in 6092, page 184, as amended in Book 7454, page 414 and Book 7456, page 853, Register's Office for Davidson County, Tennessee, and being located on Lot 1 on the Plan of Condominium Site Plan Brattlesboro of record in Plat Book 5800, page 226, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica D. Draper, unmarried by deed from Donald R. Renfrow and wife, Amy Renfrow, dated March 30, 2012, of record in Instrument No. 20120402-0027409, Register's Office for Davidson County, Tennessee. Jessica D. Draper is now known as Jessica Draper Stephens, as she has married Grayson Stephens. Grayson Stephens joins in this conveyance to convey any and all interest in the property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 122 Brattlesboro Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of July, 2016.

Jessica Draper Stephens

Grayson Stephens

State of Tennessee)
County of Davidson)

On this 27th day of July, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jessica Draper Stephens and Grayson Stephens, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 295,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of July, 2016.

Notary Public

My Commission Expires: 1-6-20

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Carolyn Myers 122 Brattlesboro Drive Nashville, TN 37204	Carolyn Myers 122 Brattlesboro Dr Nashville, TN 37204	132-9-A-1.00