BILL GARRETT, Davidson County
Trans:T20160066578 DEEDWARR
Recvd: 08/02/16 15:50 2 pgs
Fees:13.00 Taxes:217.56
20160802-0079892

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Frey St, PO Box 82
Ashland City, TN 37015

Mildred C. Brown

TO: Anna Kate Harwood
104 SUMMIT RIDGE CT.
NASHVILLE, TN 37215

MAP & PARCEL:
142-02-0-264.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Mildred C. Brown, Grantor herein; have bargained and sold and by these presents do convey unto Anna Kate Harwood, Grantee herein, her successors and assigns, the following described property:

> Being Lot No. 296, Plan of Walnut Hill Manor, Section I. Said Lot No. 296 fronts 102.0 feet on the westerly side of Saddle Drive and runs back 191.3 feet on the southerly line and 168.9 feet on the northerly line to a dead line in the rear on which it measures 104.42 feet.
>
> BEING the same property conveyed to Roger C. Brown and Mildred C. Brown from by deed dated June 27, 1979, from Earl F. Ballard and wife, Jacqlyn L. Ballard of record at Deed Book 5463, page 615, Register's Office of Davidson County, Tennessee. Said property was then conveyed to Mildred C. Brown by Quitclaim Deed dated February 27, 1990, of record in Deed Book 8091, page 6039, said Register's Office.
>
> This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to Restrictive Covenants of record in Deed Book 4643, page 346, as amended in Deed Book 5440, page 138, Register's Office of Davidson County, Tennessee; all easements, setback lines, and all other matters as shown on the subdivision plan for Walnut Hill Manor Section 1, of record in Plat Book 4460, page 108, said Register's Office; and all other matters of record.
>
> This is unimproved property known as 508 Saddle Drive, Nashville, TN 37221.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 29th day of July, 2016.

Mildred C. Brown

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mildred C. Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 29th day of July, 2016.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $58,800.00.

Affiant

SWORN to and subscribed before me,

this the 29th day of July, 2016.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17