THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16078608** BILL GARRETT, Davidson County Trans:T20160066766 DEEDWARR Recvd: 08/03/16 10:16 2 pgs Fees:13.00 Taxes:584.60 20160803-0080116	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $158,000.00. Affiant Subscribed and sworn to before me, this 2nd day of August, 2016. Notary Public My Commission Expires: 9/18/17 TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires September 18, 2017

WARRANTY DEED

Address New Owner: Rebeca Suarez Mainord 5818 Brentwood Trce Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-14-0B-114-00-CO

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 of which is hereby acknowledged, **Linda Hughes, married and Janet Lynch, unmarried, as tenants in common with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rebeca Suarez Mainord , single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5818 on the plan of Brentwood Trace Condominiums, a horizontal property regime, of record in Book 5200, Page 219, revised in Book 5200, Page 230 and Book 5200, Page 261, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Linda Hughes and Janet Lynch, as tenants in common with the right of survivorship by Warranty deed from Karla A. Donley, unmarried of record in Instrument No. 20000309-0024342 Register's Office for Davidson County, Tennessee, dated March 07, 2000 and recorded on March 09, 2000.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Linda Hughes warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 219, revised in Book 5200, page 230 and Book 5200, page 261, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5524, Page 415, amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or

RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 5537, Page 988 and Book 5868, page 70, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5818 Brentwood Trce Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 2nd day of August, 2016.

Linda Hughes

Janet Lynch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Hughes and Janet Lynch, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2016.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018