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

39-B
File #16-1306

BILL GARRETT, Davidson County
Trans:T20160077639 DEEDWARR
Recvd: 09/06/16 10:48 2 pgs
Fees:13.00 Taxes:880.60
20160906-0093157

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 **Eric Brown and wife, Ruth Brown**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sara E. Wigal, a single 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 Lot No. 182, on the Plat of Trevecca Subdivision of Renraw, of record in Book 421, pages 72 and 73, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric Brown and wife, Ruth Brown by deed from Ronald E. Hatchett and wife, Stephanie C. Hatchett, dated August 28, 2007, of record in Instrument No. 20070905-0106704, Register's Office for Davidson County, Tennessee.

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: 944 Strouse Avenue, Nashville, TN 37206.

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 1st day of September, 2016.

Eric Brown

Ruth Brown

State of Tennessee)
County of Davidson)

On this 1st day of September, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Eric Brown and Ruth Brown, 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 NOTARY PUBLIC STATE OF TENNESSEE 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: $ 238,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of September, 2016.

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Sara E. Wigal 944 Strouse Avenue Nashville, TN 37206	New Owner	72-13-0-220.00 & 72-13-220.01