WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160077929 DEEDWARR
Recvd: 09/06/16 14:16 2 pgs
Fees:13.00 Taxes:1137.75
20160906-0093482

G-BR-16-3027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00

Rachel Fam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2016.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary E. Bronaugh	New Owner	
(NAME)	(NAME)	**117-2-D-9.00CO**
3027 U Woodlawn Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM L. EZELL AND EDITH S. EZELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY E. BRONAUGH, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 9 on the Plan of The Clairmont Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plat of record in Plat Book 6200, Page 551, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William L. Ezell and spouse, Edith S. Ezell, by Warranty Deed from Drew T. Reid, unmarried, recorded May 22, 2013 in Instrument No. 20130522-0051765, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 551, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Clairmont of record in Book 7096, Page 940, as amended in Book 7108, Page 98 and Book 8263, Page 703, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7096, Page 948, as amended in Book 7117, Page 70, Book 7637, Page 319, Book 8108, Page 993, Book 8251, Page 180, Instrument No. 20081210-01109056 and Instrument No. 20140314-0021310, Register's Office for Davidson County, Tennessee.
- Charter for The Clairmont Condominium HOA of record in Book 7137, Page 826, Book 7960, Page 128, Book 8168, Page 430 and Book 8172, Page 28, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 4067, Page 943, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7000, Page 153, Book 7370, Page 995, Book 7961, Page 410 and Book 8380, Page 642, Register's Office for Davidson County, Tennessee.
- Subject to county taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3027 U Woodlawn Dr., Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 2nd DAY OF SEPTEMBER, 2016.

William L. Ezell by John Gleaves,
Attorney in Fact

Edith S. Ezell by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM L. EZELL AND EDITH S. EZELL, and who acknowledged he executed the same as the free act and deed of the said WILLIAM L. EZELL AND EDITH S. EZELL.

Witness my hand and official seal, this the 2nd of September, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212