11193

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Ford	FathBank	132-09-0B-203.00-CO
(NAME)	(NAME)	
211 Brattlesboro Place, Unit 203	10 Cadillac Dr #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Adria E. Crumbaugh, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian Ford, unmarried man, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 203, on the Plan of Brattleboro Place Condominiums, as shown on the exhibit to the Master Deed of record in Book 6313, Page 496, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit.

Being the same property conveyed to Adria E. Crumbaugh, unmarried by Warranty deed from Tina C. Hopkins, an unmarried person of record in Instrument No. 20070305-0026842 Register's Office for Davidson County, Tennessee, dated February 27, 2007 and recorded on March 05, 2007.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 211 Brattlesboro Place, Unit 203, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans: T20160078904 DEEDWARR
Recvd: 09/08/16 14:19 2 pgs
Fees: 13.00 Taxes: 1035.63
20160908-0094730

Witness my hand this 30th day of August, 2016.

Adria E. Crumbaugh

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of August, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Adria E. Crumbaugh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020