Prepared and Record and Return to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

WARRANTY DEED

File #16478

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160095083 DEEDWARR
Recvd: 10/27/16 13:08 2 pgs
Fees: 13.00 Taxes: 488.03
20161027-0113711

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen Cane	New Owner	164060B08600CO
(NAME)	(NAME)	
524 Bradburn Village Circle	~~at Proper~~ P.O. Box 292925	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	NASHVILLE, TN 37229	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Brandi N. Webber Quinn, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ellen Cane unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 129 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-I" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in
Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brandi Webber, unmarried from Beazer Homes Corp., a Tennessee corporation by Warranty Deed dated August 1, 2008 of record in Instrument No. 20080806-0081214, in the Davidson County Clerk's Office. Brandi Webber is now known as Brandi N. Webber Quinn. Jason T. Quinn, husband of Brandi N. Webber Quinn, joins in the execution of this instrument for the purpose of relinquishing all of his rights, title and interest in and to subject property.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2017 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 524 Bradburn Village Circle, Antioch, TN 37013
(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.

Witness my hand this 24th day of October, 2016.

Brandi N Webber Quinn by Ron Hodges her attorney in fact

Brandi N. Webber Quinn
By: Ron Hodges, her attorney in fact

Jason T. Quinn by Ron Hodges his attorney in fact

Jason T. Quinn
By: Ron Hodges, his attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared Ron Hodges, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brandi N. Webber Quinn and Jason T. Quinn pursuant to a Specific Power of Attorney dated 10/21/2016 and filed of record simultaneously herewith, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Brandi N. Webber Quinn and Jason T. Quinn, as their attorney in fact.

Witness my hand and official seal this 24th day of October, 2016.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212