BILL GARRETT, Davidson County
Trans:T20160096438 DEEDWARR
Recvd: 11/01/16 10:56 2 pgs
Fees:13.00 Taxes:651.20
20161101-0115327

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
[illegible] WEST END AVE.
[illegible] TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of November, 2016

Notary Public
Commission Expires: 1-6-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Frances A. Garner 6952 Highway 70 South Nashville, TN 37221	Owner	143-01-0C-009.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Erin L. Hepper also known as Erin L. Burrell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frances A. Garner, a single person

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 Unit No. 109 on the Plan of First Revision Horizontal Property Regime Common Element Plat of West Port Landing Condominiums of record in Instrument No. 20030116-0006958, as revised in Instrument Number 20040310-0027295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Erin L. Hepper by Warranty deed from Samantha L. Owens, an unmarried woman of record in Instrument No. 20071003-0117754 Register's Office for Davidson County, Tennessee, dated September 28, 2007 and recorded on October 03, 2007. (Value of consideration shown in aforementioned deed $163,500.00.) Being also known as 6952 Highway 70 South Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6952 Highway 70 South, Nashville, TN 37221.

Christopher Burrell hereby joins in the execution of this deed to convey any and all marital rights she/he may have.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of November, 2016.

Erin L. Burrell

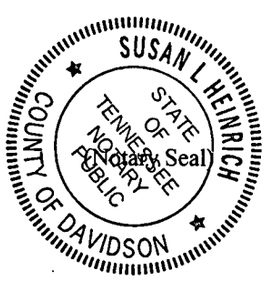
Christopher Burrell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erin L. Burrell and Christopher Burell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of November, 2016.

Notary Public
My Commission Expires: 2-10-18



Notary Seal