NEW OWNER:

Samuel J. Brick
Yolanda Brick
226 Summit Ridge Drive
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0986

Map 131, Group 05-0-B, Parcel 226.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 11/21/16 15:30 4 pgs
Fees:23.00 Taxes:588.30
20161121-0122878

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Nine Thousand and 00/100 Dollars** (**$159,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **RUTH ANN COX, UNMARRIED**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SAMUEL J. BRICK AND YOLANDA BRICK, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 226 of Four Seasons Condominium Development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed of record in Book 6841, page 349, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Ruth Ann Cox, a single person, by Warranty Deed from David P. Sowell, a single person, dated July 29, 1998, and of record in Book 11044, Page 893, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 226 Summit Ridge Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **November, 2016.**

Ruth Ann Cox

RUTH ANN COX

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RUTH ANN COX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of **November, 2016.**

Jacqueline G Brown

NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **159,000.00** .

AFFIANT

Sworn to and subscribed to before me this 17th day of **November, 2016**.

NOTARY PUBLIC

My commission expires: 12/10/2019

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY