THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Brooks Abbott
8470 Lawson Drive
Cane Ridge, TN 37013
SEND TAX BILLS TO:
Farmington Mortgage dba Capstar Bank
2002 Richard Jones Rd #300A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160106612 DEEDWARR
Recvd: 12/05/16 10:44 2 pgs
Fees:13.00 Taxes:777.00
20161205-0127245

WARRANTY DEED

(Map 182 06 0A, Parcel 353.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **TERESA ABRIOLA, unmarried,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **BROOKS ABBOTT, an unmarried man,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 290, on the plan of Old Hickory Hills, Phase Three, Section Two, according to plat and survey of same appearing of record in Instrument No. 20070516-0058484, revising previous plat of record in Instrument No. 20070510-0056155, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Teresa Abriola, unmarried, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated November 13, 2007, of record in Instrument No. 20071120-0135855, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20070516-0058484; to restrictive covenants of record in Instrument No. 20020116-0006750; Charter of homeowner's association of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385; to Stormwater detention agreement of record in Instrument No. 20010306-0021333; Instrument No. 20040927-0116009 and Instrument No. 20030226-0025749; to Telephone easement of record in Instrument No. 20020123-0009339; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 8470 Lawson Drive, Cane Ridge, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 2nd day of December, 2016.

TERESA ABRIOLA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Abriola, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: **MAY 20, 2017**

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of December, 2016.

Notary Public

My commission expires: **MAY 20, 2017**

File No. 20160966

DMU | to:

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY