G#29186-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160113470 DEEDWARR
Recvd: 12/27/16 10:46 2 pgs
Fees:13.00 Taxes:536.50
20161227-0135406

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$145,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2016.

Notary Public

My commission expires:
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Morgan O. Brown	New Owner	**095050B05000CO**
2120 Lebanon Pike #130		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Claudia L. Whitehorn, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Morgan O. Brown, single woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 130 on the Plan of Easthaven Townhomes, as shown on the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543; Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961; and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Claudia L. Whitehorn, unmarried, by Warranty Deed dated February 26, 2015, from Virginia G. Evers, unmarried, of record in Instrument No. 20150304-0018894, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "A-2" on the Declarations of record in Instrument No. 20010806-0083543, said Register's Office;

2) Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, in Instrument No. 20030425-0055753, in Instrument No. 20031007-0147961, and in Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee;

3) Charter of Easthaven Townhomes Homeowners Association, Inc., of record in Instrument No. 20010806-0083542 and as amended in Instrument No. 20020709-0082356, said Register's Office;

4) Conveyance of common area to Easthaven Townhomes Owner's Association, Inc., of record in Instrument No. 20020709-0082358, re-recorded in Instrument No. 20020710-0083021, said Register's Office;

5) Deed of Easement of record in Instrument No. 20031007-0147962, said Register's Office;

6) Storm Water Detention Agreement of record in Instrument No. 20010628-0068559, said Register's Office;

7) Grant of Transmission Line Easements of record in Book 1163, Page 638, and in Book 1207, Page 513, said Register's Office;

8) Agreement for dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20040319-0031672, said Register's Office; and,

9) Taxes for the current year which have been prorated and were paid by the Grantor herein and the subsequent years, not yet due and payable.

This is improved property, known as: **2120 Lebanon Pike #130, Nashville, TN 37210**.

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 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/our hand(s) this **22nd** day of **December, 2016.**

Claudia L. Whitehorn

Claudia L. Whitehorn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Claudia L. Whitehorn,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **December, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: _____