BILL GARRETT, Davidson County
Trans:T20160113706 DEEDWARR
Recvd: 12/27/16 14:39 2 pgs
Fees:13.00 Taxes:510.60
20161227-0135826

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Patricia F. Waters
4225 Harding Pike, Apt 105
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE
None

MAP	**103-16**
GROUP	**0C**
PARCEL	**105.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Clint Brown and Tammy Brown, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Patricia F. Waters**, 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. 105 on the Plan of Wellington Arms, of record in Instrument No. 20071005011917l, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clint Brown and Tammy Brown, husband and wife by deed from Susan Beth Nadler, unmarried of record in Instrument no. 20131002-0103691, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **4225 Harding Pike, Apt 105, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **15th** day of **December, 2016.**

/ Clint Brown
by: Tammy Brown

Clint Brown, by Tammy Brown, as attorney-in-fact

Tammy Brown

Tammy Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tammy Brown**, a bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), Individually and as Attorney in Fact for Her husband, **Clint Brown**, and as Attorney in Fact, she executed the within Warranty deed by signing the name of **Clint Brown**, who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of December, 2016.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $138,000.00.

Marilyn Nark
AFFIANT

Subscribed and sworn to before me on this 15th day of December, 2016.

NOTARY PUBLIC

Exp: 10.23.17

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY