16-CD-648

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165743

BILL GARRETT, Davidson County
Trans:T20170000210 DEEDWARR
Recvd: 01/03/17 11:16 2 pgs
Fees:13.00 Taxes:1008.25
20170103-0000241

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18, 2019
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $272,500.00

Annika Truman
Affiant

Subscribed and sworn to before me, this the 30th day of December, 2016.

Suzanne Thomas
Notary Public
My Commission Expires: 3-18-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
LaBrina Wilkins Matthew D. Weerts 420 Old Towne Dr. Brentwood, TN 37027	Franklin American Mortgage 6100 Tower Circle Suite 600 Franklin, TN 37067	160-16-C0-017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Patricia Marie Russell a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LaBrina Wilkins and Matthew D. Weerts,*** 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. 17 on the Plan of the Horizontal Property Regime (Private Element) of the Terraces at Brentwood Chase of record in Instrument No. 200011030109137, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Marie Russell, a single person by Warranty Deed from Shirley J. Richmond, a single person, recorded on the 13th day of March, 2002 in Instrument No. 20020313-0031689, in the Register's Office of Davidson County, Tennessee.

* Joint Tenants with Right of Survivorship
This is ☒ Improved OR ☐ Unimproved property located at: 420 Old Towne Drive, Brentwood, TN 37027

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to the GRANTOR who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2016.

/Patricia Marie Russell

Patricia Marie Russell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Patricia Marie Russell a single woman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of December, 2016.

Deborah L. Bissell

Notary Public
My Commission expires:
4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019