WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-30-2019 (AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-ZR-16-50-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sherri A. Brumm and Andrew Dodd and Laurie Dodd	SAME	
(NAME)	(NAME)	
50 Wyn Oak		**104-14-0G-038.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTHA JANE SMITH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHERRI A. BRUMM, A MARRIED WOMAN AND ANDREW DODD AND LAURIE DODD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Revised Final Plat of Whitworth, Phase 01 of record in Plat Book 7900, Page (s) 140 through 144, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martha Jane Smith by Warranty deed from Jane W. Rhame, unmarried of record in Instrument No. 20070622-0074898 Register's Office for Davidson County, Tennessee, dated June 18, 2007 and recorded on June 22, 2007.

Matthew N. Bilbrey joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 140 through 144, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8026, Page 305 amended in Book 8047, page 243; Book 8282, page 45; Book 9144, page 153; Book 8830, page 249 and Book 9778, page 27 and Instrument No. 20100615-0046543 and Scriveners Affidavit recorded in Instrument No. 20160919-0098409, Register's Office for Davidson County, Tennessee.
- By-Laws of Amendment to Whitworth Homeowners Association, Inc. of record in Instrument Number 20020812-0097386, in the Register's Office for DavidsonCounty, Tennessee.
- Charter of The Whitworth Homeowners Association, Inc. of record in Book 8090, Page 691 and amended in Book 8283, Page 523, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to The Whitworth Homeowners Association, Inc. of record in Book 9778, Page 29, in the Register's Office for Davidson County, Tennessee.
- Easements to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7868, Page 959; Book 8486, page 311 and Book 8486, page 315, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3467, Page 194 and Book 3505, page 338, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **50 Wyn Oak , Nashville, Tennessee 37205**.

BILL GARRETT, Davidson County
Trans:T20170003155 DEEDWARR
Recvd: 01/12/17 10:04 2 pgs
Fees:13.00 Taxes:2460.50
20170112-0003552

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF JANUARY, 2017.

Martha Jane Smith by Matthew N Bilbrey attorney in fact

Martha Jane Smith by Matthew N. Bilbrey,
Attorney in Fact

Matthew N Bilbrey

Matthew N. Bilbrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew N. Bilbrey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARTHA JANE SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said MARTHA JANE SMITH.

Witness my hand and official seal, this the 3rd of January, 2017.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3rd of January, 2017.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212