THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170110531**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2017. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170014231 DEEDWARR
Recvd: 02/16/17 13:29 2 pgs
Fees:13.00 Taxes:2016.50
20170216-0016130

WARRANTY DEED

Address New Owner: John P. Brown and Anne K. Brown 109 Wellington Park Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-08-0E-017.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbra Anne Young, Executor of The Estate of Martha Anne Haltom** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John P. Brown and Anne K. Brown, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled "Revised" Wellington Park, Residential Planned Unit Development, of record in Plat Book 6200, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARTHA ANNE HALTOM, by deed from BRAD FRANKLIN SPEIGHT and wife, HOLLY DODSON SPEIGHT, of record in Book 10635, page 675 , dated October 1, 1997 , said Register's Office.

MARTHA ANNE HALTOM died on or about May 12, 2015. Her Last Will and Testament was filed in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 15P-1340. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor, BARBRA ANNE YOUNG.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 130-08-0E-017.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6200, page 409, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6691, page 695, amended and restated in Instrument No. 20140320-0022868, said Register's Office.

This is improved property located at 109 Wellington Park Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of February, 2017.

The Estate of Martha Anne Haltom

Barbra Anne Young
By: Barbra Anne Young, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbra Anne Young, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executor of the Estate of Martha Anne Haltom, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of February, 2017.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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