Davidson County DEEDWARR
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Fees:23.00 Taxes:2438.30
20170515-0048137

#33609

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33609-04-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $659,000.00. Affiant Subscribed and sworn to before me this 12th day of May, 2017. Notary Public My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas S. Bannen 119 Brighton Close Nashville, TN 37205	New Owner	Map and Parcel No.: 104 13 0 F 119 00CO

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, **Anne Lindsay Sanford**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas S. Bannen**, an unmarried man ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 119 Brighton Close, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 119 on the Plan of Brighton Close, Phase 1-A, 1-B, 1-D and Phase II, as of record in Plat Book 6900, page 869 as revised in Book 7900, page 136, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne Lindsay Sanford, unmarried by deed dated September 9, 1996 from Thomas P. Lawrence and spouse, Peggy N. Lawrence, of record in Book 10184, page 690, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 104 13 0 F 119 00CO.
2. Second Restated Declaration of Covenants, Conditions and Restrictions for Brighton Close of record in Instrument No. 20141202-0110443, amended in Instrument No. 20150430-0039030, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Brighton Close Homeowners Association, Inc. of record in Book 8698, page 549, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 869, as revised in Book 7900, page 136, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3932, page 288 and Book 4026, page 522, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of May, 2017.

Anne Lindsay Sanford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne Lindsay Sanford, 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, at office, this 12th day of May, 2017.

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

