RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170395

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056662 DEEDWARR
Recvd: 07/03/17 11:02 2 pgs
Fees:13.00 Taxes:667.48
20170703-0066682

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,400.00.

Rachel Marie Ellis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon M. Carlin 735 Tulip Grove Road, Apt. 223 Hermitage, TN 37076	SAME	075-12-0-F-071.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand Four Hundred and 00/100 Dollars ($180,400.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LUCAS C. NORRIS, AN UNMARRIED MAN** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRANDON M. CARLIN, AN UNMARRIED MAN.**", hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 223, as shown on the plan of Tulip Cove Townhomes, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument 200505250059119 and amended in Instrument 200801030000699, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Lucas C. Norris, an unmarried man, by Warranty Deed from Tyler Norris and wife, Jillian Norris, dated 12/6/2012, recorded 12/10/2012, of record in Instrument 20121210-0113612, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 735 Tulip Grove Road, Apt. 223, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of June, 2017.

LUCAS C. NORRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lucas C. Norris, 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 seal, this the 30th day of June, 2017.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L Grantham
Printed Notary Name

My commission expires: 7-24-2017