Davidson County DEEDWARR
Recvd: 07/10/17 14:26 3 pgs
Fees:18.00 Taxes:924.63
20170710-0069206

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $249,900.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2017.

Notary Public
My commission expires: 7/2/18

MARTHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Bobbie Marie Moreland 5752 Amalie Drive Nashville, TN 37211	NEW OWNER	161-11-0F-017.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **David R. Ware, unmarried man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Bobbie Marie Moreland, an unmarried woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 17 on the Plan of Townhomes of Brentwood, of record in Plat Book 9700, Page 990, 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 David R. Ware, unmarried man by Warranty deed from Mary Susan Hamilton, married of record in Instrument No. 20160705-0068077 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on July 05, 2016.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **5752 Amalie Drive, Nashville, TN 37211.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 9700, Page 990; (2) The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Townhomes of Brentwood, of record in Book 11629, Page 850, as amended in Instrument No. 20000215-0015334, Instrument No. 20010626-00674542, Instrument No. 20020205-0015877, and Instrument No. 20010626-0067542 with Scrivener's Affidavit of record in Instrument No. 20150106-0001449; (3) By-Laws of record in Book 11629, Page 885; (4) Charter for the Homeowner's Association of record in Book 11629, Page 845 and in Instrument No. 20000215-0015333; (5) Dedication / Conveyance of Common Area of record in Instrument No. 20000215-

0015335; (6) Grant of Transmission Line Easement of record in Book 2335, Page 221 and Book 2338, Page 222; (7) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6310, Page 961; (8) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131209-0124881; All of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 7th day of July, 2017.

David R. Ware

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this the 7th day of July, 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017065307

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, MARTHA BROWN, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown | 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: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY