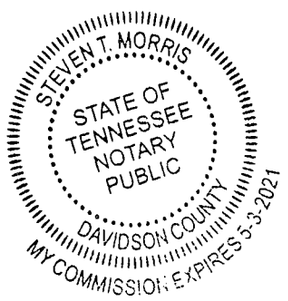
BILL GARRETT, Davidson County
Trans:T20170066098 DEEDWARR
Recvd: 08/01/17 15:13 2 pgs
Fees:13.00 Taxes:743.70
20170801-0078217

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $201,000.00 Affiant Subscribed and sworn to before me, this the 27th day of July, 2017. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dianne M. Arvin Reed R. Arvin		
4329 Oakcrest Lane	NEW OWNERS	103-15-0B-158.00-CO
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIN ELIZABETH BREWER, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIANNE M. ARVIN AND REED R. ARVIN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 158 of Lion's Head Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 82, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Elizabeth A. Little by Warranty deed from J. Kenneth Kallas and Monique B. Kallas Lowe of record in Book 5899, page 447, Register's Office for Davidson County, Tennessee, dated June 16, 1982 and recorded on June 17, 1982.

Being the same property conveyed to Elizabeth A. Little, married (a one-third undivided interest), Erin Elizabeth Brewer, unmarried (a one-third undivided interest), and Martha Johnston Brewer, unmarried (a one-third undivided interest), as tenants in common by Quitclaim Deed from Elizabeth A. Little and husband, William Gray Little, III of record in Instrument No. 20000110-0003171 Register's Office for Davidson County, Tennessee, dated December 31, 1999 and recorded on January 10, 2000.

Being the same property conveyed to Elizabeth A. Little, married (a one-half undivided interest), and Erin Elizabeth Brewer, unmarried (a one-half undivided interest), as tenants in common by Quitclaim Deed from Elizabeth A. Little, married (a one-third undivided interest) and husband, William Gray Little, III, Erin Elizabeth Brewer, unmarried (a one-third undivided interest), and Martha Johnston Brewer, unmarried (a one-third undivided interest) of record in Instrument No. 20020904-0107045 Register's Office for Davidson County, Tennessee, dated August 28, 2002 and recorded on September 04, 2002.

Being the same property conveyed to Elizabeth A. Little and Erin Elizabeth Brewer, as joint tenants with right of survivorship by Quitclaim Deed from Elizabeth A. Little, unmarried, and Erin Elizabeth Brewer, unmarried of record in Instrument No. 20090402-0029770 Register's Office for Davidson County, Tennessee, dated March 25, 2009 and recorded on April 02, 2009.

Being the same property conveyed to Erin Elizabeth Brewer by Quitclaim Deed from Elizabeth A. Little, a widow who has not remarried of record in Instrument No. 20120403-0027970 Register's Office for Davidson County, Tennessee, dated April 02, 2012 and recorded on April 03, 2012.

*Grantor is married but property has never been a residence of the grantor or her spouse.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4487 Post Place #158, Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of July, 2017.

Erin Elizabeth Brewer

Erin Elizabeth Brewer

STATE OF LOUISIANA
COUNTY OF ORLEANS
PARISH

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erin Elizabeth Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of July, 2017.

Notary Public

My Commission Expires:

AT DEATH

Paula Martin Bruner
LA Bar Roll No. 30417
Notary Id No. 85380
My commission is for life.