(1)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712581** BILL GARRETT, Davidson County Trans:T20170066356 DEEDWARR Recvd: 08/02/17 11:04 2 pgs Fees:13.00 Taxes:2253.30 20170802-0078569	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $609,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2017. Notary Public My Commission Expires: 9/18/[illegible] TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Jeff Brown and Ashley Brown 1195 Otter Creek Road Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145-15-0A-020.00 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, **Jeffrey Doty Wilson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeff Allen Brown and Ashley 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 Unit No. 9-B, on the Horizontal Property Regime for Stratford Place Residential Condominiums, as recorded in the Master Deed of record in Book 6472, page 47, amended in Book 7140, page 592, which was re-recorded in Book 7234, page 801, further amended in Book 7353, page 472, Book 7426, page 234, Book 7756, page 116, Book 7903, page 652, Instrument No. 20040402-0037662, Instrumen tNo. 20130425-0041343 and Instrument No. 20161118-0122027, which was corrected by Scrivener's Affidavit of record in Instrument No. 20161216-0132255, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JEFFREY DOTY WILSON and wife, MALICIA JOY WILSON, by deed from T. W. WILSON, III and DAI W. WILSON, of record in Instrument No. 20130212-0014428, dated January 22, 2013, said Register's Office.

JEFFREY DOTY WILSON and wife, MALICIA JOY WILSON conveyed their interest to JEFFREY DOTY WILSON, by deed of record in Instrument No. 20161019-0110713, dated October 11, 2016, said Register's Office.

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. 145-15-0A-020.00 CO.

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

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Matters shown on the Plan of record in Plat Book 6250, page 560, said Register's Office.

Master Deed of record in Book 6472, page 47, Book 7140, page 592 which was re-recorded in Book 7234, page 801, Book 7353, page 472, Book 7426, page 234, Book 7756, page 116, Book 7903, page 652, Instrument No . 20040402-0037662, Instrument No. 20130425-0041343 and Instrument No. 20161118-0122027, which was corrected by Scrivener's Affidavit of record in Instrument No. 20161216-0132255, said Register's Office.

Easements, Assessments and Special Assessments as set out in Master Deed of record in Book 6472, page 47, said Register's Office.

Right-of-Way Easement of record in Book 1260, page 518, said Register's Office. Agreement to Maintain a Private Access Drive of record in Book 6430, page 601, said Register's Office.

Right-of-Way Easement granted to South Central Bell Telephone Co., of record in Book 6507, page 851, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 1195 Otter Creek Road Nashville TN 37220

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 31st day of July, 2017.

Jeffrey Doty Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Doty Wilson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2017.

Notary Public

My Commission Expires: _____

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