Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1243

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter Bracey Halbrook and Allison Blanche Halbrook, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sheila Townsend, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit No. 25-A on the plan of Villas of Belle Parke, Phase I, a horizontal property regime, of record in Instrument No. 20020913-0111601 and Master Deed of record in Instrument No 20020911-0110959, Register's Office for Davidson County, Tennessee, to which is hereby reference for a more complete and accurate legal description.

Being the same property conveyed to Walter Bracey Halbrook and Allison Blanche Halbrook, husband and wife, dated April 17, 2003, of record in Instrument No. 20030422-0053081, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1345 Bell Road #208, Antioch, TN 37013.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of July, 2017.

Walter Bracey Halbrook

Allison Blanche Halbrook

BILL GARRETT, Davidson County
Trans:T20170068059 DEEDWARR
Recvd: 08/07/17 14:21 2 pgs
Fees:13.00 Taxes:736.30
20170807-0080649

State of Tennessee)
County of Davidson)

On this 28th day of July, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Walter Bracey Halbrook and Allison Blanche Halbrook, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of ~~Davidson~~) Wilson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 199,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of July, 2017.

Notary Public

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NEW OWNER:
Sheila Townsend
1345 Bell Road #208
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT:
↓
Mortgage Investors Group
8320 E. Walker Springs Rd
Knoxville, TN 37923

TAX MAP-PARCEL #:
162-12-0B-043.00