Bill Garrett Davidson County
Batch# 6957 DEEDWARR
10/03/2017 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20171003-0101038

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $545,000.00.

Affiant

Subscribed and sworn before me this the 29th day of September, 2017.

Notary Public
My commission expires: 11/19/2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Heather Thomas 2527 Brittany Drive Nashville, TN 37206	New owner	083-12-0K-002.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELI BATES AND AND TIMOTHY E. DROWNS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HEATHER LAWSON THOMAS, AN UNMARRIED PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2525B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2525 Brittany Drive Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160913-0096143 and amended in Instrument No. 20161025-0112668, and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Eli Bates and Timothy E. Drowns by Warranty deed from Patricia Coleman and husband, Leonard Coleman of record in Instrument No. 20160229-0019036 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on February 29, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2527 Brittany Drive, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 29th day of September, 2017.

Eli Bates

Timothy E. Drowns

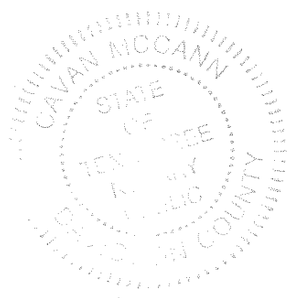
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eli Bates and Timothy E. Drowns, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2017.

My commission expires: 9/10/18

Notary Public



True Copy Certification

I, Mitchell A. Watts, 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.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

