This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17425

Bill Garrett Davidson County
Batch# 8790 DEEDWARR
10/05/2017 09:57:08 AM 2 pgs
Fees: $13.00 Taxes: $832.13

20171005-0102269

Send Tax Bills To:

New Owner

New Owner is:
Sabine Brent
522 Huntington Ridge Drive #145
Nashville, TN 37211

MAP: 161-11-0A

PARCEL: 145.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jill Pickering, a single woman** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sabine Brent and James Brent, wife and husband,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **522 Huntington Ridge Drive #145, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 145 on the Final Plat, Revision One, Huntington Ridge Townhouse Condominiums, of record in Plat Book 9700, Page 846, which revises Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jill Pickering, a single woman, by Warranty Deed from Marcus DePaula, married, dated 5/18/15 and recorded 5/18/15 in Instrument No. 20150518-0045615, in the Register's Office of Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of September, 2017.

GRANTOR(S):

JILL PICKERING

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jill Pickering**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Margaret R. Mahan
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

NOTARY PUBLIC
My Commission Expires: 9/7/21

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$224,900.00**.

AFFIANT

SWORN TO and subscribed before me this 29th day of September, 2017.

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

NOTARY PUBLIC
My commission expires: 6/19/18