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Bill Garrett Davidson County
Batch# 32575 DEEDWARR
12/04/2017 09:39:52 AM 2 pgs
Fees: $13.00 Taxes: $863.95
20171204-0123188

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.
Attorneys at Law
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Nashville, TN 37205
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Email
Christy Wilkins Ivey
Percy Wilkins, Jr. (retired)

W & I Ref: (RE) Title No.: 59330
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michelle Annette Cargill 279 Glenstone Circle Brentwood, TN 37027	**Shelter Lending Services** **P.O. Box 740039** **Cincinnati.OH 45274-0039**

TAX MAP PARCEL NUMBERS: 171020A05700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$233,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Suzanne W. Brunson, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michelle Annette Cargill, 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 57 of Brentwood Villa, Phase 3 B, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 4 as amended in Book 6900, page 329, 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 Suzanne W. Brunson, by Warranty Deed from Dawn Turner Boulanger, married, dated August 16, 2002 and recorded on August 21, 2002 of record in Instrument No. 20020821-0101232, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 4 as amended in Book 6900, page 329, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6923, page 943, Book 7035, page 115, Book 7101, page 730 rerecorded in Book 7143, page 18, Book 7266, page 84, Book 7423, page 574, Book 7423, page 567, Book 7423, page 574, Book 8074, page 564, and Instrument No. 200710220124551, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.
Stormwater Detention Agreement of record in Book 6385, page 814, said Register's Office.
Easement to Comcast of Nashville I of record in Instrument No. 20120124-0006661, said Register's Office.
Easement between Brentwood Villa and Athena Health Club of record in Instrument No. 20030707-0093162, said Register's Office.

This is improved property, known as 279 Glenstone Circle, Brentwood, TN 37027

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 1st day of December, 2017.

Suzanne W Brunson
Suzanne W. Brunson

State of Tennessee

County of Davidson

On this 1st day of December, 2017, before me the undersigned authority, personally appeared Suzanne W. Brunson, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $233,500.00.

Affiant

Sworn and subscribed before me this 1st day of December, 2017.

Georgette R Kennedy
Notary

My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY