Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 1st day of December 2017.

Notary Public _____
My commission expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 34307 **DEEDWARR**
12/07/2017 09:16:38 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20171207-0124752

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sarah Carrigan 722 Fox Ridge Dr. Brentwood TN 37027	New Owner	160 140 CO 2200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kevin Wampler and wife Christy Wampler hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Sarah Lanae Carrigan, a single person hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 722 on the Plan of Brentwood Trace Condominiums, Section Two of record in Book 5200, pages 376 and 377, Register's Office for said County and by the Master Deed establishing a Horizontal Property Regime with respect to Brentwood Trace Condominiums, Section Two of record in Book 5818, Page 915, said Register's Office. to which plan referenced is hereby made for a more complete description.

Being the same property conveyed to Kevin Wampler and Christy Wampler by Warranty deed from Delilah A. Battan of record in Instrument No. 20050615-0068550 Register's Office for Davidson County, Tennessee, dated March 04, 2005 and recorded on June 15, 2005.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Brentwood Trace Section Two of record in Book 5200 Page 376 & 37 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5524 Page 415.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water,

electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Brentwood Trace Condominiums 4) By-Laws of Brentwood Trace Condominiums of record in Book 5524 Page 424

This property is improved property known as 722 Fox Ridge Dr., Brentwood, Tennessee 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 1st day of December, 2017.

Kevin Wampler

Christy Wampler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Wampler and Christy Wampler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of December, 2017.

Notary Public

My Commission expires: 2/25/19
FILE NO: 10328

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY