THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34025-11-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me this 13th day of December, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Trista M. Allison 5261 Village Way Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 161 10 0 B 206 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lior B. Klirs and wife, Ariella B. Hanker** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trista M. Allison, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5261 Village Way, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 37027 DEEDWARR
12/14/2017 10:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20171214-0127527

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of December, 2017.

Lior B. Klirs

Ariella B. Hanker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lior B. Klirs and Ariella B. Hanker, 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, at office, this 13th day of December, 2017.

GEORGE E. MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Villages of Brentwood, Phase Eleven, as of record in Plat Book 9700, page 949, amended in Instrument No. 20031219-0181287, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Lior B. Klirs and wife, Ariella B. Hanker, by deed dated July 27, 2009 from Alicia R. Barnett, (kna Alicia Webb) and Brian W. Webb, her spouse, of record in Instrument No. 20090728-0070706, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 161 10 0 B 206 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Villages of Brentwood of record in Book 6143, page 11, Book 6393, page 495, Book 11526, page 579, and Instrument No. 20000606-0056066 (changing the name of Phase Eleven to Brentwood Summit), Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Brentwood Summit Homeowners' Association of record in Instrument No. 20001214-0122894, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, page 949, amended in Instrument No. 20031219-0181287, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 11078, page 919 and Assignment in Instrument No. 20040622-0073413, Register's Office for Davidson County, Tennessee.
6. Easement for Ingress & Egress of record in Book 11076, page 537, Book 11076, page 661, and Book 11526, page 579, Register's Office for Davidson County, Tennessee.
7. Easement for water mains and appurtenances in Book 8197, page 338, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

