Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT171200375

WARRANTY DEED

Bill Garrett Davidson County
Batch# 41023 DEEDWARR
12/27/2017 08:48:15 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20171227-0130858

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 21st day of December, 2017

Notary Public

MY COMMISSION EXPIRES:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha Chandler **926 Woodland St. Unit # 110** **Nashville, TN 37206**	Finworth Mortgage LLC 2106 Crestmoor Rd Nashville, TN 37215	**082-12-OA-110.00 co**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Timothy Bowen Bragg, Executor of the Estate of Rodney Lyle Bragg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samantha Chandler, A single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 110 of East End Lofts Condominium established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated and under Master Deed Establishing East End Lofts Condominium of record as Instrument Number 20060803-0094710, as amended by First Amendment to Master Deed Establishing East End Lofts Condominium of record as Instrument Number 20061018-0129171 in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests 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 buildings thereof, said Unit being depicted on Exhibit 'D" to said Master Deed and First Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "E' to said Master Deed, as amended.

BEING the same property conveyed to Rodney L. Bragg, single man, by Warranty Deed from Remick Fowler Moore, and Danielle Leigh Moore, married, dated 9/15/14 and recorded 9/17/14 in Instrument Number 20140917-0085263, Register's Office for Davidson County, Tennessee. The said Rodney L. Bragg (aka Rodney Lyle Bragg) died testate on 7/31/17, and pursuant to his Last Will and Testament and Order to Probate filed 10/19/17 in the Probate Court for Davidson County, Tennessee in Docket No. 17P1722, Timothy Bowen Bragg was appointed as Executor.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **926 Woodland St. Unit # 110, 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 and assigns forever, and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 21st day of December, 2017.

Estate of Rodney Lyle Bragg

BY: _____ Executor
Timothy Bowen Bragg, Executor

STATE OF MICHIGAN
COUNTY OF Washtenaw

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Bowen Bragg, Executor of the Estate of Rodney Lyle Bragg the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ann Arbor, Michigan,, this 21st day of December, 2017.

Commission Expires: 2-26-2023

Notary Public

