Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 63269 DEEDWARR
02/28/2018 09:22:40 AM 2 pgs
Fees: $13.00 Taxes: $608.65

20180228-0018625

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of February, 2018, by and between Dyshea M. Brown, unmarried, party of the first part, and Barbara C. Suttles, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in the First Civil District of Davidson County, Tennessee, being Unit No. 307, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deeds of Old Hickory commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0028759, and as further amended by Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being all or part of the same property conveyed to Dyshea M. Brown by virtue of that certain Warranty Deed dated December 28, 2015, and being of record at Instrument No. 20160104-0000201 in the Register's Office of Davidson County, Tennessee.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable; and restrictions of record at Instrument No. 20081117-113467 and amended at Instrument No's. 20130322-0028759 and 20140207-0011094 and Insturment No. 20070920-0112646, 20071213-0143334 and 20080710-0071087 and Easements of record at Book 2344, Pge 432, Book 3570, Page 11, Book 4087, Page 842, Book 4425, Page 535, Book 11124, Page 716, Instrument No. 20080709-0070604 and 20081121-0114642 and Reservations, conditions, powers, easements, options, covenants, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Instrument No. 20080317-0026338, as amended at 20101222-0101832, 20081117-0113467, 20130322-0028759 and 20140207-0011094 in said Register's Office, Tennesseee and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Dyshea M. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Dyshea M. Brown, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she/ executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of February, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Barbara C. Suttles

Tax Parcel No 175020B02300CO

Property Address: 1528 Sprucedale Dr.
Antioch, TN 37013

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $164,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of February, 2018.

Notary Public

My Commission Expires:_____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018