Bill Garrett Davidson County
Batch# 70513 DEEDWARR
03/19/2018 11:10:30 AM 2 pgs
Fees: $13.00 Taxes: $961.26
20180319-0025575

WARRANTY DEED

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

MST 2018-0224

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drew M. Brown and Brittany Inman	Tower Community Bank	161-06-0A-028.00-CO
(NAME)	(NAME)	
1106 Thorncrest Road	7271 Nolensville Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nolensville TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kimberli Davis, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Drew M. Brown and Brittany Inman, husband and wife,** 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. 28 of Oakhill Townhomes, Phase 1, as shown on Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument No. 20070614-0071397 and Supplemental Declaration in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kimberli Davis by Warranty deed from Ashley Lamb, a single woman of record in Instrument No. 20141219-0116302 Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on December 19, 2014. (Value of consideration shown in aforementioned deed $195,000.00.) Being also known as 1106 Thorncrest Road Nashville, Tennessee 37211.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20080605-0058042, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070614-0071397, supplemented in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Deed of common areas to Oakhill Townhomes HOA of record in Instrument Number 20080909-0092190, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 4460, Page 76 & 77, Register's

Office for Davidson County, Tennessee. Roadway Easement of record in Book 6749, Page 459, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1106 Thorncrest Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 15 DAY OF MARCH, 2018.

Kimberli Davis by Yvette Meldrum her attorny in fact

Kimberli Davis by Yvette Meldrum, her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Yvette Meldrum, Attorney-in-Fact for Kimberli Davis**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Kimberli Davis, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book 201803190025574, Register's Office of Williamson County, Tennessee.

Witness my hand and official seal, this the 15 day of March, 2018.

Amelia Swanson
Notary Public
My Commission Expires: 5-22-2019

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Amelia Swanson
Notary's Signature
My Commission Expires: 5-22-2019

Amelia Swanson State of Tennessee Notary Public Williamson County