Bill Garrett Davidson County
Batch# 102920 DEEDWARR
06/11/2018 10:25:12 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20180611-0055644

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3455S**

---Above This Line Reserved For Official Use Only----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Isabel Bartles, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **William C. Nelson, an unmarried man**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5794 on the Plan of 2nd Revision Brentwood Trace Condominiums of record in Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace, a horizontal property regime established by the Master Deed of record in Book 5524, page 415, as amended in Book 5545, page 510, said Register's Office.

Being the same property conveyed to Isabel Bartles, unmarried, by Warranty Deed from Charles W. Little and wife, Kelly L. Little, dated 11/20/2000 and filed for record in Instrument Number 20001121-0114992, Register's Office for Davidson County, Tennessee.

This is improved property also known as 5794 Brentwood Pointe, Brentwood, Tennessee, 37027.

Tax Parcel Identification Number: 160140B09400CO

This conveyance is subject to the following:

1.) All easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the Master Deed of record in Book 5524, page 415, and Book 5545, page 510, Register's Office for Davidson County, Tennessee, and By-Laws of record in Book 5524, page 424, Book 5537, page 988, and Book 5868, page 70, Register's Office for Davidson County, Tennessee.

2.) Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq.*, incorporated herein by reference.

3.) All encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand, this 1st day of June, 2018.

Isabel Bartles -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Isabel Bartles, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1st day of June, 2018.

NOTARY PUBLIC

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

(SEAL)

My commission expires: 12/19/2020

Grantee(s) Name, Address:	Send Tax Statement To:
William Christopher Nelson	next owner
5794 Brentwood Trace	
Brentwood, TN 37027	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$200,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 8th day of June, 2018.

Affiant

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC

(SEAL)

My commission expires: 7/6/20