Bill Garrett Davidson County
Batch# 105293 DEEDWARR
06/15/2018 01:56:25 PM 2 pgs
Fees: $13.00 Taxes: $477.30

20180615-0057855

# WARRANTY DEED

BROWN-H18178

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF June, 2018.

(Affix Seal) Notary Public

My Commission Expires: 10-01-19

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**PROPERTY TITLE SERVICES, LLC**
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Matthew T. Brown, unmarried | NEW OWNER | 052.16-0A-067.00 CO |
| 1301 Neelys Bend Road #67 | | |
| Madison, TN 37115 | | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KAREN PULLEY, AS TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED THE 21ST DAY OF JULY, 2017, AND REFERRED TO AS THE 1701 NEELYS BEND LAND TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MATTHEW T. BROWN , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Apartment Unit No. H-67 of Neely's Bend Condominium created under Title 64, Section 2701, et seq. as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, aid Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Karen Pulley, as Trustee under that certain land trust dated the 21st day of July 2017 and referred to as the 1701 Neely's Bend Land Trust of record in Inst # 201802260017569, recorded 2/26/2018, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( X ) improved property known as 1301 Neelys Bend Road #67, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 5th day of June, 2018 :

Karen Pulley, as Trustee

Karen Pulley, as Trustee

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, KAREN PULLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED THE 21ST DAY OF JULY, 2017, AND REFERRED TO AS THE 1701 NEELYS BEND LAND TRUST, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the KAREN PULLEY as TRUSTEE.

Witness my/our hand(s) this 5th day of June, 2018.

Notary Public

My Commission Expires: 3-23-21

