THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717022

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

Bill Garrett
Batch# 129201
08/15/2018 11:55:45 AM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20180815-0080816

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2018.

Notary Public
My Commission Expires:

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Molly Mansfield 112 Brattlesboro Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132-09-0A-006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kella S. Farris and Dwight Farris, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Molly Mansfield, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 112, on the Horizontal Property Regime for Brattlesboro Condominiums, as recorded in the Master Deed of record in Book 6092, page 184, Book 7454, page 414 and Book 7456, page 853 and as shown in Plat Book 5800, page 226, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KELLA R. STEPHENSON, by deed from CHRISTA N. MCCORMICK and VICKY Y. BATES, as joint tenants with right of survivorship, of record in Instrument No. 20060413-0042479, dated March 31, 2006, said Register's Office.

Being further conveyed to KELLA S. FARRIS and DWIGHT FARRIS by quitclaim deed from KELLA R. STEPHENSON NOW KNOWN AS KELLA S. FARRIS, of record in Instrument No. 20130130-0009482, dated January 18, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 132-09-0A-006.00 CO.

Matters shown on the Plan of record in Plat Book 5800, pages 225 and 226, said Register's Office.

Master Deed of record in Book 6092, page 184, Book 7454, page 414 and Book 7456, page 853, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4246, page 189, said Register's Office.

This is improved property located at 112 Brattlesboro Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2018.

Kella S. Farris

Dwight Farris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kella S. Farris and Dwight Farris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2018.

Notary Public

My Commission Expires: _____

KARA ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018