WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/06/20
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Karen Y Johnson Davidson County
Batch# 144022 **DEEDWARR**
09/21/2018 03:43:48 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20180921-0094001

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-529

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Steven Burruss Deaton, Jr	Steven Burruss Deaton, Jr	
712 Helmsdale Pl S Brentwood, TN 37027	712 Helmsdale Pl S Brentwood, TN 37027	129 15 0 A 128.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Forty-Five Thousand And No/100 Dollars ($145,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THOMAS H. MARRERO, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN BURRUSS DEATON, JR, A MARRIED MAN, 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. 128 of Belle Meade Highlands Condominium, as established by the Master Deed established Belle Meade Highlands Condominium of record in Book 7091, page 302, amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in "Exhibit A-2" of said Master Deed for a more complete description and identification of said Unit.

Being the same property conveyed to Thomas H. Marrero, by Warranty Deed, from H.M. Properties, Inc., dated Dececember 1, 1994, recorded December 8, 1994, of record in Book 9541, page 164, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-CB-18-21-128

unimproved ☐
This is improved ☒ property, known as 21 Vaughns Gap Road, Unit No. 128, Nashville, TN 37205
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Thomas H. Marrero this 17th day of September, 2018.

Thomas H. Marrero

Catherine Mayberry Simpkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of September, 2018, before me personally appeared Thomas H. Marrero and Catherine Mayberry Simpkins to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 17th day of September, 2018.

Commission Expires: _____

Notary Public

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019