WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155769 DEEDWARR
11/01/2018 12:13:56 PM 2 pgs
Fees: $13.00 Taxes: $712.25

20181101-0108289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

FRANCENE KAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Roderick L. Brotherton and Madison Ann Brotherton	Roderick L. Brotherton and Madison Ann Brotherton	131 01 0D 040.00
(NAME)	(NAME) & 6-G	
5025 Hillsboro Pike, Unit 6G	5025 Hillsboro Pk Unit ~~6G~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Floy C. McPherson, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Roderick L. Brotherton, a married man, and Madison Ann Brotherton, an unmarried woman, as tenants in common with rights of survivorship**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 40 also known as Unit 6-G on the plan of Georgetown Condominiums, of record in Book 5200, page 4, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Floy C. McPherson, a single person by Warranty Deed from Byron F. Burrus and spouse, Polly M. Burrus dated June 7, 1995 and recorded June 12, 1995 in Book 9697, Page 712, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5025 Hillsboro Pike, Unit 6G, Nashville, TN 37215

File Number: GRN-188283SSO

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 our hands this 30 day of October, 2018

Floy C. McPherson

Floy C. McPherson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Floy C. McPherson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2018.

Notary Public

My Commission Expires: 7/6/22

(SEAL)

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-188283SSO