This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 182124 **DEEDWARR**
01/09/2019 02:02:23 PM 2 pgs
Fees: $13.00 Taxes: $924.63

20190109-0002420

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $249,900.00.

Affiant

Subscribed and sworn before me this the 3rd day of January, 2019.

Notary Public
My commission expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:
Erica Brandon
107 Holly Forest
Nashville, TN 37221

Send Tax Bill to:
New Owner

Tax Information:
142-08-0A 011.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELIZABETH A. HUITT, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERICA ANNE BRANDON, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 11 OF PHASE I, CORONADA, A CONDOMINIUM, OF RECORD IN PLAT BOOK 4860, PAGE 26, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING CORONADA, A CONDOMINIUM OF RECORD IN BOOK 4901, PAGE 679, AMENDED IN BOOK 5202, PAGE 329, BOOK 5306, PAGE 241, BOOK 5522, PAGE 675 AND BOOK 5869, PAGE 269, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF.

Being the same property conveyed to Elizabeth A. Huitt, not married, by deed from Alan T. Digruttolo, not married, dated 05/11/2017, of record in Instrument No. 20170523-0051263, said Register's Office.

Also being the same property conveyed to Alan T. Digruttolo and Elizabeth A. Huitt, as joint tenants with right of survivorship, by deed dated 09/13/2013, from Lou A. Copeland as Trustee or their successors in Trust, under the Lou A. Copeland Trust Instrument dated January 30, 2004, of record in Instrument No. 20131004-0104565, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 107 Holly Forest, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 3rd day of January, 2019.

Elizabeth A. Huitt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth A. Huitt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of January, 2019.

My commission expires: 9-6-22

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public