BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

File #2020-538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00.

Affiant

Subscribed and sworn to before me on September 30, 2020.

NOTARY PUBLIC
My Commission Expires: 1-2-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 487043 DEEDWARR
10/01/2020 09:36:14 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20201001-0113211

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brittany Brassard 5725 Brentwood Meadows Cir. Brentwood, TN 37027	OWNR	161-13-0-009.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CAITLIN MORRISON, A SINGLE WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BRITTANY BRASSARD, A SINGLE WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36-A, on the Plan of Zone Lot Division of Lot No. 36, Brentwood Meadows, Section Two of record in Plat Book 5200, page 782, amended in Plat Book 6250, page 684, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to CAITLIN MORRISON, A SINGLE WOMAN, by deed from SHANE MERRILL-FACIO AND LUCIANA MERRILL-FACIO, HUSBAND AND WIFE, of record as Instrument No. 20160930-0103419, dated September 28, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5725 Brentwood Meadows Cir., Brentwood, TN 37027.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on September 29, 2020.

Grantor:

Caitlin Morrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CAITLIN MORRISON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2020.

My Commission Expires Notary Public

My commission expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY