Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

21-CD-037

WARRANTY DEED

Karen Johnson Davidson County
Batch# 582565 DEEDWARR
03/03/2021 10:31:17 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20210303-0027282

LEAH GARNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 160,000.00 VT

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Meredith Jones	First Bank	Parcel ID: 108 07 0A 010.00
(NAME) 3015 Casa Drive	(NAME) 722 Columbine Ave	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin TN 37064	
(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, **Brenda Williams, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Meredith Ann Jones, an unmarried woman and Matthew Garner, 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: * as joint tenants with rights of survorship

Being Lot 37 Unit No. 10 in a Horizontal Property Regime as shown on the Revision of Lots 35, 36, 37, 38, 39, Phase One Condominium Site Plan of Sections One and Two Patio Villa of record in Plat Book 5800 at Page 145 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda Williams, Unmarried by Warranty Deed from Earl G. Ballard and Wife, Jeanne R. Ballard, of record in Instrument No.20080819-0084902, in the Register's Office of Davidson County, Tennessee, dated August 01, 2008 and Recorded on August 19, 2008.

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 3015 Casa Drive, Nashville, TN 37214

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 24th day of Feb, 2021

Brenda Williams
Brenda Williams

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Pickett

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Brenda Williams, an unmarried woman, the within named 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 24th day of February, 2021.

Rhonda Elder
Notary Public

My Commission Expires:

(SEAL)
9-5-2021

RHONDA ELDER
STATE OF TENNESSEE NOTARY PUBLIC
PICKETT COUNTY