WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120028510 DEEDWARR
Recvd: 04/19/12 09:52 2 pgs
Fees:13.00 Taxes:658.60
20120419-0033448

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 30 MARCH 2015

(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE CHELSEA LEIGH BROWN WILLIAMSON COUNTY My Commission Expires 30 MAR 15

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jayme Heather Trocino	Owner	161-09-0A-036.00
(NAME)	(NAME)	
4823 Bevendean Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Eric Walls, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jayme Heather Trocino, unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 4823, on the Plan of Brighton Village, a Horizontal Property Regime,, filed as Exhibit E to and established by the Master Deed of record in Instrument No. 20080117-0005582 and amended in Instrument No. 20080808-0081965, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for more complete detailed description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Eric Walls, an unmarried man by Warranty Deed dated April 28, 2010, from Regent Homes, LLC, a Tennessee Limited Liability Company, and filed for record on April 29, 2010, in Instrument No. 20100429-0032757, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the Master Deed and By-Laws of record in Instrument No. 20080117-0005582, and Amended in Instrument No. 20080808-0081965; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as shown of record in Book 7520, Page 908, Easement of record in Instrument No. 20060630-0078188; Storm Water Detention Agreement of record in Instrument No. 20061027-0133549 and Instrument No. 20071121-0136366; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20061027-0133575 and Instrument No. 20071121-0136402, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4823 Bevendean Drive, Nashville, TN 37211

(House Number) (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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 11th day of April, 2012.

Eric Walls

State of Tennessee
County of Williamson

Personally appeared before me Eric Walls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of April, 2012.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public/Escrow Officer
My Commission Expires: May 16, 2015

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027