BILL GARRETT, Davidson County
Trans:T20140042694 DEEDWARR
Recvd: 06/17/14 10:13 2 pgs
Fees:13.00 Taxes:3888.70
20140617-0052602

WARRANTY DEED

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

MY COMMISSION EXPIRES
OCTOBER 14, 2015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,051,000.00.**

Affiant

Subscribed and sworn to before me this the 16th day of June, 2014.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert L. Chalfant Karen C. Chalfant	Same	Map 117-05-0-E Parcel 002-00co
3499 Grayswood Avenue	Same	
Nashville, TN 37215	Same	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William H. Braddy, III, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert L. Chalfant, Jr. and Karen Chalfant

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:

Land in Davidson County, Tennessee, being Unit No. 2, as described in Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Georgian Town Houses at Woodmont & Grayswood, a Horizontal Property Regime with Private Elements created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by DCCR, of record in Instrument No. 20080512-0048841, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws contained as Exhibit B of said Declaration of Covenants, Conditions and Restrictions, said Register's Office.

Being all of the same property conveyed to William H. Braddy, III, unmarried and Karen Elizabeth Bell, unmarried, as Tenants in Common with Rights of Survivorship by Deed dated August 26, 2008 from Georgian Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20080902-0089900, and further conveyed to William H. Braddy, III by Quitclaim Deed dated October 6, 2008 from Karen Elizabeth Bell, unmarried, of record in Instrument No. 20081014-0103146, said Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel of land is subject to the following:

The Plan of record as set out on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Georgian Town Houses at Woodmont & Grayswood, a Horizontal Property Regime with Private Elements created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by DCCR, of record in Instrument No. 20080512-0048841, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Conveyance of common area to Grayswood & Woodmont Georgian Townhouse Corporation, of record in Instrument No. 20080514-0049645, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions and By-Laws of Georgian Town Houses at Woodmont & Grayswood, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080512-0048841, Register's Office for Davidson County, Tennessee.

Charter of Grayswood & Woodmont Georgian Townhouse Corporation, of record in Instrument No. 20080527-0053318, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **3499 Grayswood Avenue, Nashville, TN 37215**

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 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 my/our hand(s) this 16th day of **June, 2014.**

William H. Braddy, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William H. Braddy, III,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of **June, 2014.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017