WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065415 DEEDWARR
Recvd: 09/03/14 13:40 2 pgs
Fees:13.00 Taxes:754.80
20140903-0080479

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204,000.00.

Affiant

Subscribed and sworn to me on August 27, 2014.

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27767SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cacy C. Bragg James J. Bragg 236 Glenstone Circle Brentwood, TN 37207	New Owner	171-2-A-090.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Scott G. Rhodes and Shelley Rhodes, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Cacy C. Bragg and James J. Bragg, wife and husband, hereinafter called **"GRANTEES,"** their 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 Unit No. 90, on the Plan of Brentwood Villa, Phase 3B, as of record in Plat Book 6900, page 4, as amended in Plat Book 6900, page 329, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Scott G. Rhodes, unmarried, by Deed from Karen Brown aka Karen E. McReynolds, dated January 26, 2006, of record in Instrument No. 2005128-0010485, Register's Office for Davidson County, Tennessee and being further conveyed to Scott G. Rhodes and wife, Shelly Rhodes, by Quitclaim Deed from Scott G. Rhodes, of record in Instrument No. 20121003-0090397, Register's Office for Davidson County, Tennessee.

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

1. 2014 Davidson County and Brentwood City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to the plan of record in Book 6900, page 4 and amended in Book 6900, page 329, said Register's Office, shows an owner's certificate, certain note easements and setback lines.
4. Master Deed of Brentwood Villa Condominium of record in book 6923, page 943; Book 7035, page 115; Book 7101, page 730; Book 7143, page 18; Book 7266, page 84; Book 7423, page 574 and instrument 20071022-0124551, Register's Office for Davidson County, Tennessee.
5. By Laws of said Association of record in Book 6923, page 986; Book 7423, page 567 and Book 8074, page 564, said Register's Office.
6. Charter of Brentwood Villa Condominium Association, Inc., of record in Book 6936, page 895 and amended in Book 7998, page 249, said Register's Office.

7. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Villa Condominiums of record in Book 6923, page 943; Book 7035, page 115; Book 7101 page 730; Book 7143, page 18; Book 7266, page 84; Book 7423, page 574 and Instrument No. 20071022-0124551, Register's Office for Davidson County, Tennessee.
8. Storm Water Detention Agreement Book 6385, page 814, said Register's Office.
9. Sanitary Sewer Easement in Instrument No. 20030707-0093162, said Register's Office.
10. Easement of record in Book 5155, page 164, said Register's Office.

This property is also known as improved property located at 236 Glenstone Circle, Brentwood, TN 37207.

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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on August 27th, 2014.

Scott G. Rhodes

Scott G. Rhodes

Shelley Rhodes

Shelley Rhodes

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On August 27, 2014, before me personally appeared Scott G. Rhodes and Shelley Rhodes to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 27, 2014.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017