Davidson County DEEDWARR
Recvd: 09/09/14 13:44 2 pgs
Fees:13.00 Taxes:2145.63
20140909-0082567

141228

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2014. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott R. Brown	New Owner	11805017700
(NAME)	(NAME)	
850 Clayton Avenue, B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Jon Corso, Trustee of the Chapin Land Trust U/A/D March 28, 2014**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Scott R. Brown and Lisa M. Brown, husband and wife** , 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 Unit No. B, on the plan of 850 Clayton Avenue Townhomes, a Horizontal Property Regime, filed as Exhibit C, to an established by the Declaration of Covenants, Restrictions and Bylaws of record in Instrument No. 201306060057453, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Aspen Construction Inc by Warranty Deed dated 04/16/2013 from Jeanan Mills Stuart, as Conservator for Wilma Knight aka Wilma S. Knight of record in Instrument 201304160038752, Register's Office for Davidson County, Tennessee.

Said Deed was corrected by Scrivener's Affidavit in Instrument 201403200023203, said Register's Office.

Being the same property conveyed to Jon Corso, Trustee of The Chapin Land Trust U/A/D March 28, 2014 by Warranty Deed dated 03/28/2014 from Aspen Construction Inc of record in Instrument 201404020027398, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 201306060057453, said Register's Office.
Charter of record in Instrument 201306060057452, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 850 Clayton Avenue, B, Nashville, TN 37204
(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 30 day of August, 2014

Chapin Land Trust U/A/D March 28, 2014

* Jon Corso Trustee
Jon Corso, Trustee

STATE OF Georgia
COUNTY OF DeKalb

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jon Corso, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Chapin Land Trust U/A/D March 28, 2014**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 30th day of August, 2014.

* Kathlyn Skinner
Notary Public
My Commission Expires: 4/7/18

KATLYN SKINNER
Notary Public, Georgia
DeKalb County
My Commission Expires
April 07, 2018

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017