BILL GARRETT, Davidson County
Trans:T20140076046 DEEDWARR
Recvd: 10/08/14 10:56 2 pgs
Fees:13.00 Taxes:895.40
20141008-0093271

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September 2014.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Carmen B. Arrington, an unmarried woman and Tyler Antonakos, an unmarried man	~~Renascent~~ Farmington Mtg	091 09 0F 002.00
(NAME)	(NAME)	
617 B. Eastboro Drive	2002 Richards Ave Ste 304	
(ADDRESS)	(ADDRESS)	
Nashville 37209	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Two Thousand And No/100 Dollars ($242,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bradley Scott, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carmen B. Arrington, an unmarried woman and Tyler Antonakos, an unmarried 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Unit B, together with the appurtenant interest in the common Elements of Declaration of Covenants, Conditions and Restrictions for 617 Eastboro Cottages a Horizontal Property Regime with Private Elements at Instrument No. 20131223-0129561, as Amended by Amendment to Substitute Exhibit B in Declaration of Covenants, Conditions and Restrictions for 617 Eastboro Cottages recorded as Instrument 20140930-0089732, in the Register's Office of Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declarations amended, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete accurate description.

Being the same premises conveyed to Joey W. Elkins and wife, Brenda E. Elkins, married persons by Warranty Deed from John A. Eberle and wife, Maxine P. Eberle dated February 18, 1999 and recorded February 24, 1999 in Book 11354, Page 167, in said Register's Office for Davidson County, Tennessee. *Being re-recorded April 12, 1999 in Book 11427, Page 660 to correct the marital status of the grantees.*

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February 24, 1999 in Book 11354, Page 167, in said Register's Office for Davidson County, Tennessee. *Being re-recorded April 12, 1999 in Book 11427, Page 660 to correct the marital status of the grantees.*

Further being the same premises conveyed to Bradley Scott LLC by Warranty Deed from Joey W. Elkins and Brenda E. Elkins, married persons dated July 12, 2013 and recorded August 14, 2013 as Instrument No. 20130814-0085364, in said Register's Office for Davidson County, Tennessee.

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 617 B. Eastboro Drive, Nashville, TN 37209

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 30th day of September, 2014.

Bradley Scott, LLC

BY: _____
Scott Troxel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott Troxel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member, and is authorized to execute the instrument on behalf of Bradley Scott, LLC, the within named bargainor, and that he/she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Managing Member.

Witness my hand and official seal, this the 30th of September, 2014.

_____
Notary Public

My Commission Expires: 5/5/15

(SEAL)

File Number: GRN-141687

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