# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150049974 DEEDWARR
Recvd: 06/23/15 10:01 2 pgs
Fees:13.00 Taxes:887.63
20150623-0059898

P-AVE-15-600-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Brandon S. Almand** | **Farmington Mortgage, a Division of CapStar Bank** | |
| (NAME) **600 Garfield Street #15** | (NAME) **2002 Richard Jones Road Suite 300A** | **081-08-0R-016.00-CO** |
| (ADDRESS) **Nashville, TN 37208** | (ADDRESS) **Nashville, TN 37215** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SHELBY L. TALBOTT, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRANDON S. ALMAND, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being all of Unit No. 15 on the plan of 600 Garfield, a Townhome Development, filed as Exhibit B, and established by the Master Deed filed of record in Instrument No. 20081223-0122393, as amended in Instrument No. 20100517-0037813, as further amended by Second Amendment to Master Deed of record in Instrument No. 20111116-0089694, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Shelby L. Talbott, unmarried by Warranty deed from Derek C. Thomasson, unmarried of record in Instrument No. 20140203-0009381 Register's Office for Davidson County, Tennessee, dated January 29, 2014 and recorded on February 03, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 600 Garfield, a Townhome Development of record in Instrument Number 20081223-0122393, as amended in Instrument No. 20100517-0037813 and Instrument No. 20111116-0089694, Register's Office for Davidson County, Tennessee, with By-Laws for the Administration of 600 Garfield Townhome Association, Inc., appended thereto as Exhibit "C"
- Easement for Sanitary Sewer, Strom Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20080317-0026307, in the Register's Office for DavidsonCounty, Tennessee.
- Easement to Comcast of record in Instrument Number 20090721-0068094, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Private Stormwater Management Facility of record in Instrument Number 20080317-0026281, in the Register's Office for DavidsonCounty, Tennessee.
- Anchor Easement of record in Book 8167, Page 491, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 Garfield Street #15 , Nashville, Tennessee 37208**.

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 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 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 the 19th DAY OF JUNE, 2015.

Shelby L. Talbott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELBY L. TALBOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of June, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212