| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 15064285** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $257,550.00.<br><br>Carla R.W. Dodd<br>Affiant<br><br>Subscribed and sworn to before me, this 13th day of July, 2015.<br><br>Notary Public<br>My Commission Expires: _____ |

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans:T20150057557 DEEDWARR
Recvd: 07/15/15 15:47 2 pgs
Fees:13.00 Taxes:952.94
20150715-0069136

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Andrea Ambrosia<br>1106 Stratford Ave, Unit 3<br>Nashville TN 37216 | Send Tax Bills To:<br>LEGACY HOME LOANS<br>4025 HILLSBORO RD. #1001<br>NASHVILLE, TN 37215 | Tax Information:<br>Tax Parcel ID No.<br>061-15-0A-003.00CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stratford Avenue Partners** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Andrea Ambrosia, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3, Homes at Stratford Avenue, Inc., a Horizontal Property Regime With Private Elements, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at Stratford Avenue, Inc., a Horizontal Property Regime with Private Elements, of record in Instrument Number 20141008-0093302, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Stratford Avenue Partners, a Tennessee General Partnership by Warranty deed from Hybrid Phoenix Holdings, LLC of record in Instrument No. 20140912-0083700 Register's Office for Davidson County, Tennessee, dated September 10, 2014 and recorded on September 12, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, revised in Plat Book 421, Page 137 and Instrument No. 20100708-0053551, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141008-0093302, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Easement for Sanitary Sewer/Storm Drainage of record in Book 4044, Page 705, in the Register's Office for Davidson County, Tennessee.

Easement for Public Utilities of record in Instrument Number 20130924-0100281, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130924-0100298, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1106 Stratford Ave, Unit 3 Nashville TN 37216

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 13th day of July, 2015.

Stratford Avenue Partners

BY: _____
Craig Freiberg, Authorized Partner

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Craig Freiberg, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Partner of Stratford Avenue Partners, and that he as such Authorized Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Partner.

Witness my hand, at office, this 13th day of July, 2015.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018