THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32440-06-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: Rec'd + Rel The actual consideration or value, whichever is greater, for this transfer is: $211,000.00. WATAUGA TITLE COMPANY 5110 Maryland Way, Suite 120 Brentwood, TN 37027 Sally Elgers Affiant Subscribed and sworn to before me this 24th day of July, 2015. Mary Jo Hartz Notary Public My Commission Expires: 5-3-16 MARY JO HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Eric G. Wright, Stephanie M. Wright 259 Glenstone Circle Brentwood, TN 37027	**Send Tax Bills To:** SunTrust Mtg 1001 Semmes Ave Richmond VA 23224	**Tax Information:** Map and Parcel No.: 171 02 0 A 083 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, **Kristin Payne and husband, Kenneth Ryan Payne, who acquired title as Kristin N. Whalley and Kenneth Ryan Payne, both unmarried, as joint tenants with rights of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric G. Wright and Stephanie M. Wright, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 259 Glenstone Circle, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20150063202 DEEDWARR
Recvd: 07/31/15 13:33 3 pgs
Fees:18.00 Taxes:780.70
20150731-0075836

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of July, 2015.

Kristin Payne

Kristin Payne

Kenneth Ryan Payne

Kenneth Ryan Payne

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kristin Payne and Kenneth Ryan Payne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Unit No. 83 on the Plan of Phase 3-B, Brentwood Villa Condominium, of record in Plat Book 6900, page 329, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Villa Condominium, a horizontal property regime established by Master Deed of record in Book 6923, page 943, amended in Book 7035, page 115, Book 7101, page 730, rerecorded in Book 7143, page 18, Book 7266, page 84 and Book 7423, page 574, and amendments to the by-laws in Book 7423, page 567 and Book 8074, page 564, said Register's Office.

Being the same property conveyed to Kristin N. Whalley and Kenneth Ryan Payne, both unmarried, as joint tenants with rights of survivorship, by Deed dated April 30, 2010 from David A. Dahlroos, IV, unmarried, of record in Instrument No.20100505-0034115, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Brentwood Villa Condominium, of record in Book 6923, page 943, amended in Book 7035, page 115, Book 7101, page 730, rerecorded in Book 7143, page 18, Book 7266, page 84, and Book 7423, page 574, and amendments to the by-laws in Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Boundary Plan of record as Book 6900, page 4, Register's Office for Williamson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 329, Register's Office for Davidson County, Tennessee.
7. Easement for water mains and appurtenances of record in Book 5155, page 164, Register's Office for Davidson County, Tennessee.
8. Easement for force main of record in Instrument No. 20030707-0093162, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 6385, page 814, Register's Office for Davidson County, Tennessee.