WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150067311 DEEDWARR
Recvd: 08/12/15 13:46 2 pgs
Fees:13.00 Taxes:854.70
20150812-0080781

G-REV-15-247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/15 (AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

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)
Christopher S. Floyd	Avenue Bank	
(NAME)	(NAME)	
247 Glenstone Circle	3823 Cleghorn Ave.	**171-02-0A-134.00 CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	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 **JUDITH A. STRONG AND JEREMIAH THEISS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER S. FLOYD, 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:

Land in Davidson County, Tennessee, being Unit 134, PHASE 3B, BRENTWOOD VILLA, as shown on plat of record in Plat Book 6900, Page 4, amended in Plat Book 6900, Page 329, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Judith A. Strong and Jeremiah Thess, wife and husband by Warranty Deed from David Trigg James, an unmarried person, recorded on the 16th day of May, 2013 in Instrument No. 20130516-0049599, in the Register's Office of Davidson County, Tennessee.

The said warranty deed was erroneously conveyed to Jeremiah Thess. The correct spelling of the Grantor is Jeremiah Theiss. The said Jeremiah Thess and Jeremiah Theiss are one and the same person.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3B, BRENTWOOD VILLA, as recorded in Plat Book 6900, Page(s) 4, amended in Plat Book 6900, Page 329, Register's Office for Davidson County, Tennessee.
- Charter of Brentwood Villa Condominium Association, Inc. recorded in Book 6936, Page 895, Book 7998, Page 249 and Book 8267, Page 720.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 6923, Page 943 , as amended by instrument(s) of record in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 574, Book 7423, Page 567 and Book 8074, Page 564; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement for Comcast Nashville I, LLC, recorded in Instrument No. 20120124-0006661.
- Stormwater Detention Agreement as set forth in instrument recorded in Book 6385, Page 814.
- Agreement for Dedication of Easement for Water Main and Appurtenances recorded in Book 5155, Page 164.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **247 Glenstone Circle, Brentwood, Tennessee 37027**.

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 5th DAY OF AUGUST, 2015.

Judith A. Strong

Jeremiah Theiss by Judith A. Strong, Attorney in fact

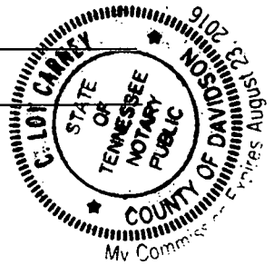
Judith A. Strong
Jeremiah Theiss by Judith A. Strong, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of August, 2015.

Notary Public
My Commission Expires:
(SEAL)

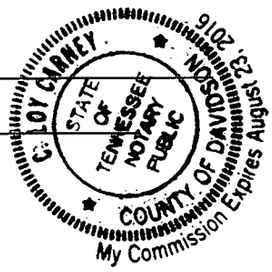


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith A. Strong, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUDITH A. STRONG AND JEREMIAH THEISS, and who acknowledged she executed the same as the free act and deed of the said JUDITH A. STRONG AND JEREMIAH THEISS.

Witness my hand and official seal, this the 5th of August, 2015.

Notary Public
My Commission Expires:
(SEAL)



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