Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

NHM15-0218

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,900.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dylan Craig	New Owner	
218 Wynbrook Ct	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		142-07D-218.00CO
(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, we CHERYL A. ADAMS, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DYLAN CRAIG AND ANNA CRAIG, HUSBAND AND WIFE, 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 No. 218 on the Plan of Wynbrook Condominiums, according to the Master Deed of record in Book 7285, Page 918, as amended in Book 7507, Page 271, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat attached as Exhibit "A" to Master Deed of record in Book 7285, Page 918 and as Exhibit "C" of Amended Master Deed referenced above, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Christine Kunik by Warranty deed from Elizabeth D. Nichols of record in Instrument No. 20050929-0117205 Register's Office for Davidson County, Tennessee, dated September 23, 2005 and recorded on September 29, 2005 and Corrective Warranty recorded on October 21, 2005 in Instrument No. 20051021-0127570.

Being the same property conveyed to Cheryl A. Adams, an unmarried woman by Warranty deed from Christine Kunik, unmarried of record in Instrument No. 20131009-0105891 Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on October 09, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 7900, Page 177, Book 7285, Page 918 as Exhibit "A" of Master Deed therein, and in Book 7507, Page 271 as Exhibit "C" of Amended Master Deed, Book 7285, Page 957, Book 7299, Page 920, Instrument No. 20070604-0066335, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 218 Wynbrook Ct. Unit 218, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

BILL GARRETT, Davidson County
Trans:T20150069298 DEEDWARR
Recvd: 08/18/15 09:00 2 pgs
Fees:13.00 Taxes:569.43
20150818-0082823

Witness my/our hand(s) this 14th day of August, 2015.

Cheryl A. Adams

Cheryl A. Adams

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of August, 2015, before me personally appeared Cheryl A. Adams, an unmarried woman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of August, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959