BILL GARRETT, Davidson County
Trans:T20150082522 DEEDWARR
Recvd: 09/28/15 16:05 2 pgs
Fees:13.00 Taxes:2648.83
20150928-0098505

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $715,900.00

Toni Belyea
Affiant

Subscribed and sworn to before me, this 24th day of September, 2015.

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Notary Public
My commission expires: 3814

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael A. Brody-Waite	Pinnacle Bank	117080T 00100CO
1219 A Battlefield Drive	150 3rd Ave. S., Suite 900	
Nashville, TN 37215	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maxwell House Development, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael A. Brody-Waite, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1219A, as shown on Exhibit "B" on the Declaration of Covenants, Conditions and Restrictions for 1219 Battlefield Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140731-0068361, 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 Maxwell House Development, LLC, a Tennessee limited liability company by quitclaim deed from Mary M. Wester, Trustee of the Mary M. Wester Revocable Trust of record in Instrument No. 20141106-0102629 Register's Office for Davidson County, Tennessee, dated 10/29/2014 and recorded on 11/06/2014. (Value of consideration shown in aforementioned deed $0.)

This property is improved property known as **1219 A Battlefield Drive, Nashville, TN, 37215**

This conveyance is subject to the following: (1) Taxes for the year 2015 a lien, not yet due and payable; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140731-0068361, 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; (3) Subject to all matters shown on the Plan of record in Plat Book 1424, Page 19; (4) Restrictions of record in Book 1427, Page 461, and Book 1450, Page 439, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All being of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 09/24/15.

Maxwell House Development, LLC, a
Tennessee limited liability company

By: _____
Mary Wester
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mary Wester, Sole Member of Maxwell House Development, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Sole Member.

Witness my hand and official seal at this the 24th day of September, 2015.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2015083881

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.