NEW OWNER:

Caleb Chaney
Josephine Newgarden
2113 Cahal Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-1017

Map 072 Group 15-0-B Parcel 005.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20150093712 DEEDWARR
Recvd: 11/03/15 12:48 3 pgs
Fees: 18.00 Taxes: 760.35

20151103-0111990

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Five Thousand Five Hundred and 00/100 Dollars ($205,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FRANK BRYANT** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CALEB CHANEY, AN UNMARRIED MAN, AND JOSEPHINE NEWGARDEN, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 1514-A, as specified on the Plat shown in the Master Deed, on the Plan of Eastwood Village, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Eastwood Village, of record in Instrument No. 20071226-0147470, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in said Master Deed. Reference is hereby made to the plan of Eastwood Village, for placement of Units, as shown on exhibit "A" to the Master Deed of record in Instrument No. 20071226-0147470, said Register's Office, for a more complete identification and description of said Unit.

BEING part of the same property conveyed to Frank Bryant, by Quitclaim Deed from Ania A. Hammar, single and Katherine M. Hammar, single, dated October 16, 2014, and of record Instrument No. 20141023-0097829, Register's Office for Davidson County, Tennessee. Also see Warranty Deed in Instrument No. 20140717-0063303.

This is IMPROVED property known as 2113 Cahal Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **October, 2015**.

FRANK BRYANT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, FRANK BRYANT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of **October, 2015**.

DANA M. MEADOWS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC

My commission expires: 8-27-17

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The actual consideration or value, whichever is greater, for this transfer is $ 205,500.00 .

AFFIANT

Sworn to and subscribed to before me this 30th day of October, 2015.

NOTARY PUBLIC

My commission expires: 8-27-17

DANA M. MEADOWS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY