WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150093926 DEEDWARR
Recvd: 11/04/15 09:28 2 pgs
Fees: 13.00 Taxes: 795.50

20151104-0112278

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittany Davis	Access National Mortgage, a Division of Access National Bank	093-06-1B-623.00
(NAME)	(NAME)	
231 5th Avenue North, 401	1800 Robert Fulton Dr #350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Adam Cole Brantley and Angela Nicole Brantley, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brittany Davis and Cindy Mitchell, Joint Tenants** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Legal Description: Land in Davidson County, Tennessee, Being Unit FD 401, The Kress Lofts, Phase II, Amendment No. 4 to Master Deed, The Kress Lofts Condominiums recorded of record in Instrument No. 20071220-0146058, Amendment recorded in Instrument No. 20080331-0032083, Scrivener's Affidavit recorded of record in Instrument No. 20080118-0006035, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adam Cole Brantley, a single person by Warranty Deed from Art Avenue Lofts, LLC, a Tennessee Limited Liability Company, dated 05/30/2008, recorded 06/04/2008 of record in Instrument No. 20080604-0057312, in the Register's Office for Davidson County, Tennessee.

The said Adam Cole Brantley having since married to Angela Nicole Brantley joins in this conveyance to waive any and all rights she has in said property.

Covenants, conditions, easements and restrictions recorded of record in Book 7423, Page 374 and recorded of record in Book 9208, Page 613, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded of record in Book 8027, Page 865, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded of record in Instrument No 20050124-0008719, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded of record in Instrument No 20050429-0048067, Amendment No. 1 of record in Instrument No. 20060324-0034091, Amendment No. 2 of record in Instrument No. 20070227-0024233, Amendment No. 3 of record in Instrument No. 20070419-0047025, Amendment No. 4 of record in Instrument No. 20071220-0146058, Amendment No. 5 of record in Instrument No. 20080331-0032083, Scrivener's Affidavit of

record in Instrument No. 20080118-0006035, in the Register's Office for Davidson County.
Ordinance No. 097-755 of record in Book 10512, Page 464, in the Register's Office for Davidson County, Tennessee.
Ordinance No. BL2002-1033 of record in Instrument No. 20020626-0076795, in the Register's Office for Davidson County, Tennessee.
Charter of record in Instrument No. 20051128-0142924, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20051201-0144514, in the Register's Office for Davidson County, Tennessee.
An Application to Combine Parcels of record in Instrument No. 20061127-0145769, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 231 5th Avenue North, 401, Nashville, TN 37219
(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/or 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/or 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 our hands this 30th day of October, 2015.

Adam Cole Brantley

Angela Nicole Brantley

State of Tennessee
County of Wilson

Personally appeared before me Adam Cole Brantley and Angela Nicole Brantley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of October, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-28354
SMG TN Warranty Deed