WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160020251 DEEDWARR
Recvd: 03/11/16 13:53 2 pgs
Fees:13.00 Taxes:1461.13

20160311-0023572

G-RS-16-613-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-3-20 (AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Dennis Kevin Brand	**Gardner Financial Services, Ltd. dba Legacy Mutual Mortgage**	
(NAME)	(NAME)	**91-15-E-18.00 CO**
613 Centerpoint Lane	**3503 Paesanos Parkway**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**San Antonio, TX 78231**	
(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 consideration, the receipt of which is hereby acknowledged, **RICHLAND STATION, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENNIS KEVIN BRAND, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 18, RICHLAND STATION, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by part of Warranty Deed from David Helton, unmarried to Richland Station LLC as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067684; part of Quitclaim Deed from David Helton, unmarried to Richland Station LLC as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067683; part of Warranty Deed from Adelaide Lawrence Sauer and husband, Matthew Sauer to Richard Station LLC as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067689; part of Quitclaim Deed from Adelaide Lawrence Sauer and husband, Matthew Sauer to Richard Station LLC as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067688; part of Warranty Deed from Advisory Board Tennessee Church of the Nazarene, Inc., Successor to McClurkan Memorial Church of the Nazarene, Inc. which is now dissolved to Richland Station, LLC, a Tennessee Limited Company as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067686; and part of Quitclaim Deed from Advisory Board Tennessee Church of the Nazarene, Inc., Successor to McClurkan Memorial Church of the Nazarene, Inc. which is now dissolved to Richland Station, LLC, a Tennessee Limited Company as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067685, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REALTY SAVINGS BANK & TRUST, as recorded in Plat Book 421, Page(s) 18 and RICHLAND STATION recorded at Instrument No. 20140220-0014719.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20140213-0012916.
- Charter of Homeowners Association recorded at Instrument No. 20140213-0012915.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 5756, Page 615.
- Easement for Storm Water, recorded in Book 1711, Page 486.
- Unrecorded Sewer Easement referenced in Deeds recorded in Book 4418, Page 756 and Book 7791, Page 254.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20131122-0120386.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **613 Centerpoint Lane, Nashville, Tennessee 37209**.

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 10th DAY OF MARCH, 2016.

Richland Station, LLC

BY: _____
Jenn Garrett
Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENN GARRETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the DIRECTOR of RICHLAND STATION, LLC the within named bargainor, a limited liability company, and that he/she as such DIRECTOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of March, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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