WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160051234 DEEDWARR
Recvd: 06/16/16 15:05 2 pgs
Fees:13.00 Taxes:2516.00

20160616-0061294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY COMMISSION EXPIRES OCTOBER 13, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alaina J. Brown and Justin G. Brown	SYNOVUS MORTGAGE CORP.	
(NAME) 1915-A Warfield	(NAME) 2204 LAKESHORE DRIVE, STE 325	131022E00100CO/
(ADDRESS) Nashville, TN 37215	(ADDRESS) BIRMINGHAM, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SPRINGDALE 23 VENTURES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALAINA J. BROWN AND JUSTIN G. BROWN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of 1917 A AND B WARFIELD, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1917 A AND B WARFIELD, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150513-0043897 and 1st Amendment of record in Instrument No. 20160616-0061293 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1917 A AND B WARFIELD, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150513-0043897 and 1st Amendment of record in Instrument No. 20160616-0061293, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed by Quitclaim Deed from HTC VII Partners, a Tennessee general partnership to Springdale 23 Ventures, a Tennessee general partnership, as recorded on the 13th day of May, 2015 in Instrument No. 20150513-0043895, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 1130, Page(s) 102 and Exhibit "B" of Instrument No. 20150513-0043897 and 1st Amendment of record in Instrument No. 20160616-0061293, said Register's Office; and restrictive covenants of record in Instrument No. 20150513-0043897, said Register's Office; Terms and provisions of by-Laws recorded in Exhibit "C" of Instrument No. 20150513-0043897, said Register's Office; Charter of 1917 A and B Warfield Homeowners Association, Inc. recorded at Instrument No. 20150515-0044891, said Register's Office.

unimproved
This is improved x property, known as 1915-A Warfield, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 15 day of June, 2016

SPRINGDALE 23 VENTURES, A TENNESSEE GENERAL PARTNERSHIP

BY: THE FARMINGTON 3 TRUST, A TRUST FORMED UNDER THE LAWS OF THE STATE OF TENNESSEE, MANAGING PARTNER

Delsa J. Carter Trustee

BY: DELSA CARTER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Delsa Carter, the Trustee of The Farmington 3 Trust, the managing partner of Springdale 23 Ventures, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of The Farmington 3 Trust, the managing partner of Springdale 23 Ventures, the within named bargainor, a partnership, and that she as such Trustee of The Farmington 3 Trust, the managing partner of Springdale 23 Ventures, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as the Trustee of The Farmington 3 Trust, the managing partner of Springdale 23 Ventures.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2016.

Commission expires: 7/3/17

LORI C. NETHERLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lori C. Netherly
Notary Public