(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160064459 DEEDWARR
Recvd: 07/27/16 09:27 2 pgs
Fees: 13.00 Taxes: 1842.60
20160727-0077127

Judy S. Wells Notary Public State of Tennessee Williamson County

W-RP-16-511-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/22/20

(AFFIX SEAL)

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)
John Van Ness	HomeBridge Financial Services d/b/a FinanceMyHome.com	
(NAME) **511 B Chesterfield Avenue**	(NAME) P.O. Box 100050	**104-10-0R-004.00-CO**
(ADDRESS) **Nashville, TN 37212-4024**	(ADDRESS) Kennesaw, GA 30156-9202	
(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, **KYLE STRONGIN AND JULIE STRONGIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN VAN NESS AND KRISTIN VAN NESS, HUSBAND AND WIFE,** 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 No. 4, The Chesterfield, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, amended at Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-0008275, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kyle Strongin and Julie Strongin, husband and wife by Warranty deed from Chesterfield Cottages, LLC of record in Instrument No. 20140408-0029218 Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 08, 2014.

This conveyance is subject to:
- Taxes for the year 2016.
- Restrictions of record in Deed Book 675, page 668, Book 731, page 425 and Book 741, page 516.
- Covenants, Conditions and Restrictions of record in Instrument Nos. 20120627-0056191, 20121025-0098031, 20121227-0119329 and 20130125-008275.
- Stormwater Detention Agreement of record in Instrument Number 20070409-0041489.
- Easement for Sanitary Sewer of record in Book 1129, Page 133 and Instrument No. 20070302-0025616.
- Easement for Storm Drainage of record in Instrument Number 20070409-0041475.
- Conveyance to State of Tennessee of record in Book 5028, Page 724.
- Easement for Sanitary Sewer of record in Instrument Number 20120827-0076955.
- Easement for Water Line of record in Instrument Number 20120827-0077080.
- HOA Charter of record in Instrument Number 20120731-0067300.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **511 B Chesterfield Avenue, Nashville, Tennessee 37212-4024**.

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 25th DAY OF JULY, 2016.

Kyle Strongin

Julie Strongin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE STRONGIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

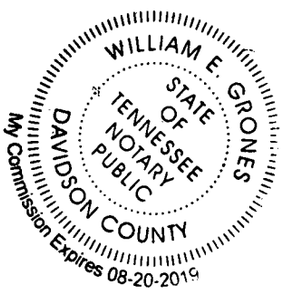


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE STRONGIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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