WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-33003

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 18, 2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mason Ross Revelette	New Owner	093090C04900CO
(NAME)	(NAME)	
1212 Laurel Street, 707		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160069596 DEEDWARR
Recvd: 08/11/16 10:45 2 pgs
Fees:13.00 Taxes:2275.50
20160811-0083583

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, I, **Alan D. Revelette, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mason Ross Revelette, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit 707 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Alan D. Revelette, a married man by Warranty Deed from Robert Clay Jackson, an unmarried man, dated April 28, 2016 and recorded April 29, 2016 of record in Instrument Number 20160429-0042082, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, owner, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This Conveyance is subject to the following:

Taxes for 2016 and subsequent years, a lien not yet due and payable. 2016 Taxes are prorated between Grantor and Grantee.

All matters shown on the plat of record in Instrument Number 20120216-0013756, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Instrument No. 20140718-0063781, First Amendment recorded as Instrument No. 20160614-0060193 in the Register's Office for Davidson County Tennessee, together with all amendments thereto.
Covenants, conditions, easements and restrictions recorded, as Book 10965, Page 404, as amended in Book 11625, Page 252 and Instrument Number 20020715-0084598, in the Register's Office for Davidson County Tennessee, together with all amendments thereto.
Covenants, conditions, easements and restrictions recorded, as Instrument Number 20131231-0131305, in the Register's Office for Davidson County Tennessee, together with all amendments thereto.
Declaration of Easements and Restrictive Covenants of record on December 27, 2012 in Instrument Number 20121227-0119217, in the Register's Office for Davidson County Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record on January 22, 2013 in Instrument Number 20130122-0006827, in the Register's Office for Davidson County Tennessee.
Easement recorded on March 19, 1969 in Book 4318, Page 544 in the Register's Office of Davidson County, Tennessee.
Grants of Easements recorded on March 28, 2014 in Instrument Number 20140328-0025601 and recorded on September 24, 2014 in Instrument Number 20140924-0087646, in the Register's Office of Davidson County, Tennessee.
Easements in instrument of record on October 8, 1969 in Book 4370, Page 916 and recorded on February 3, 1970 in Book 4395, Page 715, in the Register's Office for Davidson County Tennessee.
Charter of Twelve Twelve Condominium Association, Inc., record in Instrument Number 20140627- 0056540, in the Register's Office for Davidson County Tennessee.

unimproved ☐

This is improved ☑ property, known as 1212 Laurel Street, 707, Nashville, TN 37203
(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), his 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), his 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 my hand this 8th day of August, 2016.

Alan D. Revelette

State of Tennessee
County of Williamson

Personally appeared before me Alan D. Revelette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of August, 2016.

Notary Public
My Commission Expires: 11-15-17

WILLIAMSON COUNTY THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:

File No.: 01288-33003
SMG TN Warranty Deed