B04 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160072792 DEEDWARR
Recvd: 08/19/16 15:55 2 pgs
Fees:13.00 Taxes:898.73
20160819-0087221

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $242,900.00.

Affiant

Subscribed and sworn to me on August 18, 2016

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29666SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dana Poff 206 Glenstone Circle Brentwood, TN 37027	Dana Poff 3409 Flewellyn Road Cedar Hill, TN 37032	171-02-A-067.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tracey L. Bumpus, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Dana Poff, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A condominium apartment located in Davidson County, Tennessee, being Unit No. 67 of Brentwood Village, Phase 3-A Condominium as established under Master Deed of record in Book 6900, page 4, amended in Book 6900, page 186, and Book 6923, page 943, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particularly description of said Unit.

Being the same property conveyed to Tracey L. Bumpus, unmarried, by Deed from David W. Ivey, married, of record as Instrument No. 20120628-0056984 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to matters shown on Plan of record in Plat Book 6900, page 4, as amended in Plat Book 6900, page 186, in the Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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

covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Villa Condominiums of record in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, re-recorded in Book 7143, page 18, and further amended in Book 7266, page 84, Book 7423, page 574 and Appointment of Substitute Trustee of record as Instrument No. 20071022-0124551 in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5155, page 164, in said Register's Office.
5. Storm Water Detention Agreement of record in Book 6385, page 814, in said Register's Office.
6. Deeds of Conveyance for Water and Sewerage Services of record in Book 8127, pages 666, 782 and 802, and in Book 8128, page 17, in said Register's Office.
7. Charter of Brentwood Villa Condominium Association, Inc., of record in Book 6936, page 895, as amended in Book 8264, page 270, and Book 7998, page 249, in said Register's Office.
8. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 201202124-0006661 in said Register's Office.
9. Force Main Easement of record as Instrument No. 20030707-0093162 in said Register's Office.

This property is also known as improved property located at 206 Glenstone Circle, Brentwood, TN 37027.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 18th day of August, 2016.

Tracey L. Bumpus

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me personally appeared Tracey L. Bumpus to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on August 18, 2016.

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

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