BILL GARRETT, Davidson County
Trans:T20160075226 DEEDWARR
Recvd: 08/29/16 13:37 2 pgs
Fees:13.00 Taxes:1294.63
20160829-0090204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 25TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JO ANN HUTCHISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Ryan Brooks, unmarried man.	Regions Bank (NAME)	07212015300
2006 Stratford Ave. (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Nashville TN 37216 (CITY) (STATE) (ZIP)	Hoover AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Curtis T. Stewart and wife, Rhonda K. Stewart, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher Ryan Brooks, unmarried man., hereinafter called the Grantees, their heirs 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 B AS SHOWN ON EXHIBIT "B" IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 1818 PIEDMONT AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 66-27-103(B) OF RECORD IN INSTRUMENT NUMBER 20150617-0057913, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID UNIT. THE EASEMENTS RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF 1818 PIEDMONT AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME CONTAINED IN SAID DECLARATION, THE PLAT FILED AT EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NUMBER 20150617-0057913, AND BYLAWS APPENDED THERETO AS EXHIBIT "C," SAID REGISTER'S OFFICE, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING PART OF THE SAME PROPERTY CONVEYED TO CURTIS T. STEWART AND WIFE, RHONDA K. STEWART, BY DEED FROM DEVISEES UNDER THE LAST WILL & TESTAMENT OF VELMA T. HAID, DECEASED, OF RECORD IN INSTRUMENT NO. 20060727-0090993, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2006 Stratford Ave, Nashville, TN 37216
(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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 25th day of August, 2016.

Curtis T. Stewart

Curtis T. Stewart

Rhonda K. Stewart

Rhonda K. Stewart

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas L. Curtis T. Stewart and wife, Rhonda K. Stewart, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072