Davidson County DEEDWARR
Recvd: 09/02/16 09:13 2 pgs
Fees:13.00 Taxes:2027.60

20160902-0092386

WARRANTY DEED

BMR16-1814

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $548,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-12-2020
(AFFIX SEAL)

ANGELA R. WINDHAM
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Alexander Forrest	David Alexander Forrest	
1814 A 6th Ave N	1814 A 6th Ave N	
Nashville, TN 37208	Nashville, TN 37208	081082P00200CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES W. BYRGE, III AND KELLY W. CARPENTER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID A. FORREST, A SINGLE MAN, hereinafter called the Grantee(s), 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 A of 1814 6th Avenue North Townhomes, as shown on the site plan attached as Exhibit A to the Declaration of Covenants, Conditions and Restrictions for 1814 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), of record in Instrument No. 20141009-0093862, as amended in Instrument No. 20141029-0099825 and further amended in Instrument No. 20150402-0028729, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Robert O'Malley and wife, Betty S. O'Malley by Warranty Deed from Angline Hegwood, a widow, of record in Instrument No. 20010118-0005298, Register's Office for Davidson County, Tennessee, dated January 17, 2001 and recorded on January 18, 2001.

Being a portion of the same property conveyed to Echo Five, LLC, a Tennessee limited liability company by Warranty Deed from Robert O'Malley and wife, Betty S. O'Malley, of record in Instrument No. 20140820-0075511, Register's Office for Davidson County, Tennessee, dated August 18, 2014 and recorded on August 20, 2014.

Being the same property conveyed to Charles W. Byrge, III and Kelly W. Carpenter, joint tenants with right of survivorship by Warranty Deed from Echo Five, LLC, a Tennessee limited liability company, of record in Instrument No. 20150415-0033343, Register's Office for Davidson County, Tennessee, dated April 10, 2015 and recorded on April 15, 2015.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 21, Page 105, Instrument No. 20150402-0028729, Instrument No. 20141009-0093862, Instrument No. 20141029-0099825 and Instrument No. 20150402-0028729, Instrument No. 20150325-0025801; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1814 A 6th Ave N, Nashville, Tennessee 37208
(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), 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 31st day of August, 2016.

Charles W. Byrge, III

Kelly W. Carpenter

STATE OF Tennessee
COUNTY OF Davidson

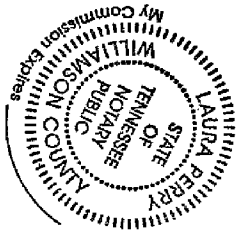
On this 31st day of August, 2016, before me personally appeared Charles W. Byrge, III and Kelly W. Carpenter to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 31st day of August, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

