WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,500.00.

Elaine C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2016.

Mary Birdsong
Notary Public

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

MY COMMISSION EXPIRES: 08-20-2019

(AFF

G-VRES-16-3186-T

BILL GARRETT, Davidson County
Trans:T20160080464 DEEDWARR
Recvd: 09/14/16 10:40 2 pgs
Fees:13.00 Taxes:1674.25
20160914-0096572

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)
Stephen B. Schweidel	**Peoples Home Equity, Inc.**	
(NAME)	(NAME)	
3186 Parthenon Avenue, Unit I	**170 N. Seven Oaks**	**104-2-1-B-9.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Knoxville, TN 37922**	
(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, **COURTNEY TERRELL CHRISTIAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN B. SCHWEIDEL, MARRIED,** 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. I, as set forth in the Master Declaration of Covenants, Conditions and Restrictions for Graymont Park Homeowners' Association, Inc., a horizontal Property Regime with Private Elements, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20050803-0090964, and amended by Instrument No. 20060912-0112893, Register's Office for Davidson County, Tennessee, said Unit I also being shown as part of Exhibit "C to said Master Declaration, as amended.

Being the same property conveyed to Courtney J. Terrell, unmarried, by Warranty Deed from Jiyang Cai and Yan Chen, husband and wife, recorded August 21, 2012 in Instrument No. 20120821-0074822, Register's Office for Davidson County, Tennessee.

Courtney J. Terrell having since married and is now known as Courtney Terrell Christian. Kevin L. Christian joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050803-0090964, as erroneously re-recorded in Instrument No. 20060815-0100321, and amended in Instrument No. 20060912-0112893, Register's Office for Davidson County, Tennessee.
- By-Laws for Graymont Park Homeowners Association, Inc., attached as Exhibit "B" to Declaration, of record in Instrument No. 20050803-0090964 and in Instrument No. 20060815-0100321, Register's Office for Davidson County, Tennessee.
- Charter for Graymont Park Homeowners Association, Inc., of record in Instrument No. 20051007-0121203, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20050726-0086759, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20050726-0086760, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants contained in deed of record in Book 555, page 242, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3186 Parthenon Avenue, Unit I, Nashville, Tennessee 37203**.

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 9th DAY OF SEPTEMBER, 2016.

Courtney Terrell Christian by John Gleaves, Attorney in Fact

Kevin L. Christian by John Gleaves, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of COURTNEY TERRELL CHRISTIAN AND KEVIN L. CHRISTIAN, and who acknowledged he executed the same as the free act and deed of the said COURTNEY TERRELL CHRISTIAN AND KEVIN L. CHRISTIAN.

Witness my hand and official seal, this the 9th of September, 2016.

Notary Public
My Commission Expires: 10-7-19
(SEAL)



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