Davidson County DEEDWARR Recvd: 09/29/16 10:16 2 pgs Fees:13.00 Taxes:1258.00 **20160929-0102669**

WARRANTY DEED R-BR-16-3445-T	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2016. Notary Public MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

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)
Jennifer Rust and Ralph Rust	Navy Federal Credit Union	
(NAME) **3445 Golf Club Lane**	(NAME) 820 Follin Ln	**117-07-0F-018.00-CO**
(ADDRESS) **Nashville, TN 37215-1552**	(ADDRESS) Vienna, VA 22180	
(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, **MELISSA S. GRAY VINCENT AND HUSBAND, ROBERT JOEL VINCENT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER RUST AND HUSBAND, RALPH RUST,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 18 of Brighton Court Condominium, Phase I, a horizontal property regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Book 6629, Page 532, supplemented in Book 6912, Page 158 and Book 6912, Page 163, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws 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 D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Melissa S. Gray, unmarried by Warranty deed from Richard Buchsbaum, unmarried of record in Instrument No. 20060316-0030734 Register's Office for Davidson County, Tennessee, dated February 22, 2006 and recorded on March 16, 2006. Melissa S. Gray having since married and is now known as Melissa S. Gray Vincent. Robert Joel Vincent joins in this instrument for the purpose of conveying any and all interest he may have in said property.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Condominium Site Plan of Brighton Court Phase One attached as Exhibit "D" to the Master Deed of record in Book 6629, Page 532, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Brighton Court Condominium of record in Book 6629, Page 532 as supplemented in Book 6912, Page 158 and amended in Book 6912, Page 163, Book 9315, Page 795 and Book 10364, Page 141, Register's Office for Davidson County, Tennessee.
- Charter for Brighton Court Condominium Homeowners' Association, Inc. in Book 6965, page 624 amended in Book 7936, page 335, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metro Government in Book 4076, page 518, 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: **3445 Golf Club Lane, Nashville, Tennessee 37215-1552**.

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 26th DAY OF SEPTEMBER, 2016.

Melissa S. Gray Vincent

Melissa S. Gray Vincent

Robert Joel Vincent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA S. GRAY VINCENT AND ROBERT JOEL VINCENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2016.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018