WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160088969 DEEDWARR
Recvd: 10/10/16 10:14 2 pgs
Fees:13.00 Taxes:1961.00
20161010-0106751

B-RF-16-1013B-T

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(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)
James William Brown	New Owner	
(NAME)	(NAME)	**105-09-0C-002.00-CO**
1013 B W Grove Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **MICAH D. TROTTI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES WILLIAM BROWN, AN UNMARRIED MAN,** 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 B, West Grove Townhomes I, a Horizontal Property Regime with Private Elements established by the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20070918-0111845, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Micah D. Trotti, unmarried by Warranty deed from Adam Vincent Caruso and wife, Roxanne Caruso of record in Instrument No. 20120914-0083409 Register's Office for Davidson County, Tennessee, dated September 07, 2012 and recorded on September 14, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 57, Page 147 and Book 1424, page 148, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070918-0111845, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20070524-0062236, in the 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: **1013 B W Grove Avenue, 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 7th DAY OF OCTOBER, 2016.

Micah D. Trotti by Ryann Schneider as attorney-in-fact
Micah D. Trotti by Ryann Schneider as 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, RYANN SCHNEIDER, 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 MICAH D. TROTTI, and who acknowledged he/she/they executed the same as the free act and deed of the said MICAH D. TROTTI.

Witness my hand and official seal, this the 7th of October, 2016.

William E. Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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