Davidson County DEEDWARR
Recvd: 11/01/16 09:14 3 pgs
Fees:18.00 Taxes:1054.50
20161101-0115202

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$285,000.00.**

Affiant

Subscribed and sworn to before me this 27th day of October, 2016

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Trent J. Mitchell	SunTrust Mortgage, Inc.	132-09-0B-212.00CO
216 Brattlesboro Place	1001 Semmes Ave	
Nashville, TN 37204	Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rachel Thomas and Brian Theriac, as wife, and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Trent J. Mitchell, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 212, Lot 4, Brattlesboro Place Condominiums, of record in Book 5200, Page 731 and shown as Exhibit "B" to Master Deed of record in Book 6313, Page 496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Marie Thomas-Spain, unmarried from Eugene Lotochinski, Executor of The Estate of James M. Lotochinski by Warranty Deed on June 15, 2010, of record in Instrument Number 20100617-0047027, Register's Office for Davidson County, Tennessee. Further conveyed to Rachel Thomas and Brian Theriac, as wife, and husband from Rachel Thomas by Quitclaim Deed on August 21, 2015, of record in Instrument Number 20150821-0084611, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 731, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 6316, Page 496, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6313, Page 496, Register's Office for Davidson County, Tennessee.
- Charter of Brattlesboro Place Homeowner's Association, Inc., of record in Book 6788, Page 626; Book 7866, Page 387 and Book 8349, Page 576, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **216 Brattlesboro Place, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 27, 2016.

Rachel Thomas

Brian Theriac

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rachel Thomas and Brian Theriac,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 27, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).