BILL GARRETT, Davidson County
Trans:T20160111912 DEEDWARR
Recvd: 12/20/16 12:03 2 pgs
Fees:13.00 Taxes:1683.50
20161220-0133606

Warranty Deed

STEVEN W NORDSTROM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$450,000.00~~ $455,000.00 AB Affiant Subscribed and sworn to before me, this the 15th day of December, 2016. Notary Public My commission expires: 10/31/17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Carl Veenendaal Ashley Veenendaal	United Shore Financial	
2404-B Carter Ave.	1414 E. Maple Rd.	083-04-0-C-001.00 CO
Nashville, TN 37206	Troy, MI 48083	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW S. BRENNAN AND ALLYSON GREGORY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY VEENENDAAL AND CARL VEENENDAAL, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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 of Lot 23B on the Resubdivision of Lot 23 according to Plat of 2404 Carter Avenue Townhomes, of record as Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 2404 Carter Avenue Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20130523-0052343, corrected by Scrivener's Affidavit of record in Instrument No. 20140224-0015535, which added Exhibit "C", and as amended in Instrument No. 20140306-0019042, being a Revision of Lot 23 on the Plan of Rosebank Park, of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Denise Pomfrett, an unmarried person by Warranty Deed from Gregory B. Pitts and wife, Virginia N. Pitts of record in Instrument Number 20021115-0142007, dated November 8, 2002, recorded November 26, 2002, rerecorded in Instrument Number 20021126-0146381, dated November 8, 2002, recorded November 26, 2002, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to J. Miller Enterprises, LLC by Warranty Deed from Denise Pomfrett, an unmarried person of record in Instrument No. 20130205- 0011783, Register's Office for Davidson County, Tennessee, dated February 1, 2013, recorded February 5, 2013, (Value or

consideration as shown in aforementioned deed $90,000.00).Being the same property conveyed to Andrew S. Brennan by Warranty deed from J. Miller Enterprises, LLC of record in Instrument No. 20140502-0037618 Register's Office for Davidson County, Tennessee, dated May 1, 2014 and recorded on May 2, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 2404-B Carter Ave., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of December, 2016.

Andrew S. Brennan

Allyson Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew S. Brennan and Allyson Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of December, 2016.

Notary Public

My Commission Expires: 10/31/17

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON