WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170009531 DEEDWARR
Recvd: 02/01/17 13:56 2 pgs
Fees:13.00 Taxes:2466.24

20170201-0010806

G-VRES-16-1912-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $666,550.00.

Affiant

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (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)
Kevin Albrecht and Jessica Laird	new owner	
(NAME)	(NAME)	**131022O002.00**
1912 Warfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-3423		
(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, **WARFIELD DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN ALBRECHT AND JESSICA LAIRD, HUSBAND AND WIFE,** 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 situated in Davidson County, Tennessee, being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for 10 Colonial Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151118-0117040, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Warfield Development, LLC by Warranty deed from James A. Terrell of record in Instrument No. 20150702-0064255 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 2, 2015.

Being a portion of the same property conveyed to Warfield Development LLC by Warranty deed from HTC IV Partners of record in Instrument No. 20150702-0064256, Deed of Correction at 20150805-0077882 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 2, 2015.

Being a portion of the same property conveyed to Warfield Development LLC by Quitclaim deed from Warfield Development LLC of record in Instrument No. 20150702-0064257 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 2, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 102, 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 20151118-0117040, 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: **1912 Warfield Drive, Nashville, Tennessee 37215-3423**.

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 JANUARY, 2017.

Warfield Development LLC

BY: _____

Hunter Connelly
Authorized Agent

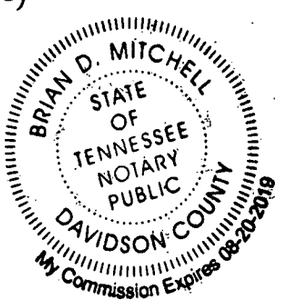
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUNTER CONNELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of WARFIELD DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of January, 2017.

_____

Notary Public
My Commission Expires: _____
(SEAL)



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