Box 36

BILL GARRETT, Davidson County
Trans:T20170010452 DEEDWARR
Recvd: 02/03/17 14:00 2 pgs
Fees:13.00 Taxes:629.00
20170203-0011861

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BETH MCCULLOUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2017

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,050.00.

Affiant

Subscribed and sworn to me on February 2, 2017.

NOTARY PUBLIC

My Commission Expires: 11/6/17

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30118SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jan Szlajnda & Alicia Cole 5323 Florence Rd. Murfreesboro, TN 37129	SAME ADDRESS AS NEW OWNER	160-14-OB-160.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gerrye Nan Goins Adams, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jan Szlajnda, a married man, and Alicia Cole, a married woman, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5864 on the plan of Brentwood Trace Condominiums, 2nd Revision, of record in Book 5200, page 261, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Gerrye Nan Brannon k/n/a Gerrye Nan Goins Adams, by Deed from James A. Allison and wife, Claudia Allison, of record in Book 5988, page 10, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Gerry Nan Goins Adams by Deed from Carl Erving Adams by Deed dated 11/15/16 of record in Instrument No. 20161115-0120384, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County Taxes which have been prorated by the parties and assumed by the Grantees.

2. Matters shown on plan of Brentwood Trace Condominiums record in Book 5200, page 219, as revised in Book 5200, page 230 and Book 5200, page 261, Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums of record in Book 5524, page 415, as amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee and the By-Laws of record in Book 5524, page 424, as amended in Book 5537, page 988, in said Register's Office.
4. Easement for ingress, egress and public utilities of record in Book 4831, page 125, Register's Office for Davidson County, Tennessee.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5864 Brentwood Trace, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 2nd day of February, 2017.

Gerrye Nan Goins Adams

Gerrye Nan Goins Adams

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Gerrye Nan Goins Adams to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on February 2, 2017.

NOTARY PUBLIC

My Commission Expires: 7-3-2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE