WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

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

J-VRES-17-311-H

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)
Kyle Majnaric	**New Owner**	
(NAME)	(NAME)	**142-5-A-66.00CO**
311 Plantation Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **MARGIE GRAHAM GARRETT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE MAJNARIC, UNMARRIED,** 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 K-6, together with the carport designated No. K-6-C, in River Plantation, Section 2, a Horizontal Property Regime, as shown on the Plat of record in Book 4460, Pages 136 and 137, said Register's Office, and established by Master Deed of record in Book 4661, Page 334, said Register's Office, to which reference is hereby for a more complete identification and description of said Unit.

Being the same property conveyed to Margie Graham Garrett, unmarried, by Warranty Deed from Donald F. Ackland and wife, Olive W. Ackland, recorded July 27, 1990 in Book 8162, Page 147, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4460, Pages 136 and 137, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plan of record in Plat Book 4460, Page 80, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument No. 20100408-0026710 and 20110831-0067570, Register's Office for Davidson County, Tennessee.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference in the Master Deed recorded in Book 4661, Page 334, amended in Book 4691, Page 906, Book 6354, Page 676, Book 6436, Page 389 and Instrument Nos. 20120828-0077595 and 20120828-0077603, Register's Office for Davidson County, Tennessee, but also subject to easements, rights and interests in favor of other unit owners, and all water, electrical, telephone and utility easements now or hereafter established over, through and beyond the land embracing the regime and building thereon.

- Easement to Comcast of record in Instrument No. 20130517-0050159, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.

- Subject to 2017 Property Taxes.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **311 Plantation Court, Nashville, Tennessee 37221**.

BILL GARRETT, Davidson County
Trans:T20170013408 DEEDWARR
Recvd: 02/14/17 10:04 2 pgs
Fees:13.00 Taxes:629.00
20170214-0015222

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 10th DAY OF FEBRUARY, 2017.

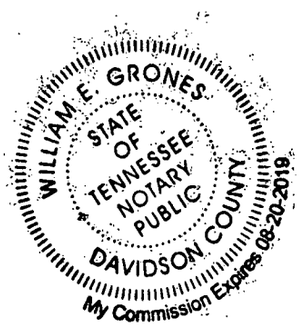
Margie Graham Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGIE GRAHAM GARRETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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