BILL GARRETT, Davidson County
Trans:T20170014474 DEEDWARR
Recvd: 02/17/17 10:35 2 pgs
Fees:13.00 Taxes:1313.50
20170217-0016494

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2017.

Notary Public

My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY:
Mitchell A. Watts, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Cayla B. Brooks	new owner	**072-163B-0-0200-CO**
1529 Tammany Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William Chance Alford and wife, Krista N. Alford

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Cayla B. Brooks, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

BEING Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1527 Tammany Drive Townhomes, of record as Instrument No. 20160715-0073063, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to William Chance Alford and wife, Krista N. Alford, by Warranty Deed from F & L Limited Liability Company, a Kentucky Limited Liability Company, of record as Instrument No. 20160811-0083707 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1529 Tammany Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Peerman Heights Section No. II of record in Book 2083, page 110, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of February, 2017.

William Chance Alford

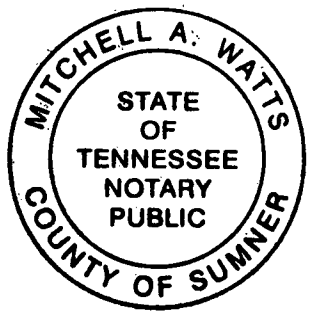
Krista N. Alford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William Chance Alford and Krista N. Alford, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of February, 2017.

Notary Public
My Commission Expires: 8.21.17



SolomonParks File No. 317016