WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170034769 DEEDWARR
Recvd: 04/25/17 12:41 2 pgs
Fees:13.00 Taxes:834.35
20170425-0040514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/19
(AFFIX SEAL)

GINGER Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Stefanie Brynen	Pinnacle Bank	181 14 0A 060.00
(NAME)	(NAME)	
8231 Rossi Road	150 3rd Ave. S., Ste 900	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Five Thousand Five Hundred And No/100 Dollars ($225,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jon Myers, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stefanie Brynen, a single woman**, hereinafter called the Grantees, 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 No. 60 on the Plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place in Instrument No. 200603280035297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jon Myers, unmarried by Warranty Deed from Jennifer W. Baker and Trenton R. Baker, Trustees of The Jennifer W. Baker Living Trust, established by the Revocable Trust Agreement of Jennifer W. Baker, dated June 5, 2008, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary dated May 4, 2012 and recorded May 8, 2012 as Instrument No. 20120508-0039585, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 8231 Rossi Road, 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 we do covenant with the said Grantees that we are 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 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 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 our hands this 19th day of APRIL, 2017

Jon Myers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jon Myers, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-171473SSO