Return To

Send Tax Statements To:
New Owner
1514A CORDER DR.
Nashville, TN 37206

Name and Address of New Owner:

John A. Brna Estate Trust
1514 A Corder Dr.
Nashville, TN 37206

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map & Parcel:
72-16-O-1.00CO

BILL GARRETT, Davidson County
Trans:T20170041107 DEEDWARR
Recvd: 05/15/17 11:48 2 pgs
Fees:13.00 Taxes:1483.33
20170515-0047906

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CONSTRUCT ALL USA, INC., A TENNESSEE CORPORATION,** has this day bargained and sold and does hereby transfer and convey unto **JOHN A. BRNA ESTATE TRUST,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Being all of Unit A, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Artisan Corder, a Horizontal Property Property Regime with Private Elements, according to plat and survey appearing of record in Instrument No. 20150608-0053232, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Construct-All USA, Inc., a Tennessee Corporation, by deed from Jason Baxter, dated February 11th, 2016, appearing of record in Instrument No. 20160216-0014065, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument No. 20150608-0053232; Restrictive Covenants of record in Book 1717, page 57; Homeowners Association Charter of record in Instrument No. 20150608-0053230; and to any and all matters shown on said plat and survey of record in Instrument No. 20150608-0053232; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JOHN A. BRNA ESTATE TRUST,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is un-

encumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument 9th day of May, 2017.

CONSTRUCT-ALL USA, INC.
A Tennessee Corporation

BY: _____
Jason Baxter, President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jason Baxter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **Construct-All USA, Inc. a Tennessee Corporation,** the bargainor, and that he as such **President**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **President**.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 9th day of May, 2018.

_____
NOTARY PUBLIC
My Commission Expires: 1/24/21

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SWORN to and subscribed before me,
this 9th day of May, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 1/24/21

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY