THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170511892

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $145,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2017.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans: T20170049487 DEEDWARR
Recvd: 06/09/17 13:43 2 pgs
Fees: 13.00 Taxes: 536.50
20170609-0058135

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ingabee Rose Redus 1167 Nashboro Boulevard Nashville TN 37217	New Owner	Tax Parcel ID No. 135-12-0D-167.00 CO

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, **Jeffrey Breeze, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ingabee R. Redus, a married woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 167 of the Fairway Villas Townhomes, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as re-recorded in Instrument No. 20040105-0001208, Register' s Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, as amended in Instrument No. 20050701-0076406, Register' s Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being the same property conveyed to JEFFREY BREEZE, by deed from CLUBHOUSE TRAILS, A JOINT VENTURE, of record in Instrument No. 20070501-0052011, dated April 26, 2007, said Register's Office.

Beverly Breeze joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 135-12-0D-167.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20031124-0170642, said Register's Office.

Design Standards for Nashboro Village Tract 16 of record in Instrument No. 20020510-0058083, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4827, page 14, Book 5469, page 840 and Book 7751, page 901, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20030623-0086235, re-recorded in Instrument No. 20040105-0001208, amended and restated in Instrument No. 20040303-0024241, amendment to Bylaws of record in Instrument No. 20050701-0076406, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20020827-0103640, said Register's Office.

This is improved property located at 1167 Nashboro Boulevard Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2017.

Jeffrey Breeze

Beverly Breeze

STATE OF ~~TENNESSEE~~ Kentucky)
COUNTY OF ~~DAVIDSON~~ Mason)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Breeze and Beverly Breeze, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2017.

Notary Public
My Commission Expires: 11-17-20

RANDI SMITH
Notary Public
Kentucky - State at Large
My Commission Expires Nov 17, 2020