THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411720**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $269,900.00 Affiant Subscribed and sworn to before me, this 9th day of June, 2017. Notary Public My Commission Expires: 4 2018

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Cynthia A. Wilson 237 Glenstone Circle Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-02-0A-129.00-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, **Edward Wade Joyner, III, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cynthia A. Wilson, a single woman,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, TN, being Unit No. 129 described as, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Davidson County, TN, as shown on the plat of Phase 3-B Brentwood Villa, Condominium apartments, recorded in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 329, said Register's Office, and described in a Master Deed recorded in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, Book 7266, Page 84, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Villa, condominium Apartments contained in the Master Deed recorded in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730 and Book 7266, Page 84; and By-Laws recorded in Book 7423, Page 567, as amended in Book 8074, Page 564, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to EDWARD WADE JOYNER, III, by deed from SHERRI PRICE-THOMAS and husband, CHRISTOPHER JOHN THOMAS, of record in Instrument No. 20020604-0067603, dated May 30, 2002, said Register's Office.

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. 171-02-0A-129.00-CO.

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

Master Deed of record in Book 6923, page 943, amended in Book 7035, page 115, Book 7101, page 730 and Book 7266, page 84, Bylaws amended in Book 7423, page 567 and Book 8074, page 564, said Register's Office.

Matters shown on the Plan of record in Plat Book 6900, page 4 and Plat Book 6900, page 329, said Register's Office.

BILL GARRETT, Davidson County
Trans: T20170050457 DEEDWARR
Recvd: 06/13/17 12:36 2 pgs
Fees: 13.00 Taxes: 998.63
20170613-0059310

Force Main Easement of record in Instrument No. 20030707-0093162, said Register's Office.

Grant of Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20120124-0006661, said Register's Office.

This is improved property located at 237 Glenstone Circle Brentwood TN 37027

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 9th day of June, 2017.

Edward Wade Joyner, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward Wade Joyner, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

Return TO:
Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214