BILL GARRETT, Davidson County
Trans:T20170053301 DEEDWARR
Recvd: 06/21/17 15:28 2 pgs
Fees:13.00 Taxes:2630.70
20170621-0062652

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $711,000.00 Affiant Subscribed and sworn to before me, this the 12th day of June, 2017. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bryan Rood Deborah Tschofen		
2215 B 11th Avenue South	New ~~property~~ owner	105-13-3B-002.00-CO
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEVIN A. BRAUN, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN ROOD AND WIFE DEBORAH TSCHOFEN** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. B of the 2215 11th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, as established and Site Plan of record in Exhibit "C" in the Declaration of Covenants Conditions and Restrictions of record at Instrument No. 20141205-0111625, in the Register's Office of Davidson, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to GYJ Ventures, LLC by Warranty deed from Jeffrey L. Hammond, married of record in Instrument No. 20140929-0089287 Register's Office for Davidson County, Tennessee, dated September 23, 2014 and recorded on September 29, 2014.

Being the same property conveyed to Kevin A. Braun by Warranty deed from GYJ Ventures, LLC of record in Instrument No. 20160721-0075384 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 21, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2215 B 11th Avenue South, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of June, 2017.

Kevin A. Braun

STATE OF Pennsylvania
COUNTY OF Westmoreland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin A. Braun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of June, 2017.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Barbara A. Selce, Notary Public
Penn Twp., Westmoreland County
My Commission Expires Jan. 19, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

My Commission Expires: Jan. 19, 2019