NEW OWNER:

Brian Battistone
Angeli Trinh
3102 West End Circle Apt. 403
Nashville, TN 37203

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0382 FR

104-02-4A-403.00-CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170057723 DEEDWARR
Recvd: 07/06/17 13:07 3 pgs
Fees:18.00 Taxes:1480.00
20170706-0068025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thousand and 00/100 Dollars ($400,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRENDON J. CURTIS, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **BRIAN BATTISTONE, unmarried, AND ANGELI TRINH, unmarried, as tenants in common with right of survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 403 the 3102 West End Circle Condominiums as established by the Master Deed of record in Instrument No. 20050405-0037200, amended in Instrument No. 20060419-0044895 and Instrument No. 20061018-0129536, Register's Office for Davidson County, Tennessee, said Unit 403 being shown as part of Exhibits "E-1 and E-2" of said Master Deed.

Being the same property conveyed to Brendon Curtis by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20061030-0134073, Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on October 30, 2006.

Being improved property known as 3102 West End Circle Apt. 403 Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **June, 2017**.

BRENDON J. CURTIS

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRENDON J. CURTIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of **June, 2017**.

Gregory Heaton
NOTARY PUBLIC

My commission expires: Apr 29, 2021

GREGORY HEATON
Notary Public - California
Los Angeles County
Commission # 2194595
My Comm. Expires Apr 29, 2021

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The actual consideration or value, whichever is greater, for this transfer is $ 400,000.00 .

Jacal Leonard
AFFIANT

Sworn to and subscribed to before me this 30 day of **June, 2017**.

RWalters
NOTARY PUBLIC

My commission expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY