Davidson County DEEDWARR Recvd: 07/20/17 15:40 3 pgs Fees:18.00 Taxes:888.00 **20170720-0073705**

WARRANTY DEED

28678

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Christopher W Jones
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF JULY, 2017.

(Affix Seal) Notary Public

My Commission Expires: 12-5-2020

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christopher W. Jones	New Owner	Map/Parcel
5736 Amalie Drive		161 11 0F 027.00
Nashville, Tennessee 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH KURT ALEXANDER, an unmarried man, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto CHRISTOPHER W. JONES, unmarried, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Certain property in Davidson County, Tennessee, described as Unit No. 27 of Townhomes of Brentwood, a Horizontal Property Regime located in Nashville, TN, together with Easements as shown on the plat of Townhomes of Brentwood, recorded in Book 9700, page 990, said Register's Office, and described in a Master Deed Establishing Townhomes of Brentwood a Planned Unit Development and a Horizontal Property Regime (Private Element) as recorded in Book 11629, page 850 as amended in Instrument No. 20000215-0015334; Instrument No. 20010626-0067542; and Instrument No. 20020205-0015877, 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 Townhomes of Brentwood, contained in the Master Deed Establishing Townhomes of Brentwood a Planned Unit Development and a Horizontal Property Regime (Private Element) as recorded in Book 11629, page 850 as amended in Instrument No. 20000215-0015334; Instrument No. 20010626-0067542; and Instrument No. 20020205-0015877, said Register's Office, and By-Laws recorded in Book 11629, page 885, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Joseph Kurt Alexander, an unmarried man, by Warranty Deed from Michael Organ and wife, Michelle Organ, dated December 2, 2013, of record in Instrument No. 20131203-0122968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County Taxes for the year 2017 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata

part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 161 11 0F 027.00.

2. All matters appearing on the Plan of Townhomes of Brentwood Subdivision, of record in Plat Book 9700, page 990, Register's Office for Davidson County, Tennessee.
3. Master Deed Establishing Townhomes of Brentwood a Planned Unit Development and a Horizontal Property Regime (Private Element) as recorded in Book 11629, page 850 as amended in Instrument Nos. 20000215-0015334; 20010626-0067542; and 20020205-0015877, Register's Office for Davidson County, Tennessee.
4. Easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Brentwood, contained in the Master Deed Establishing Townhomes of Brentwood a Planned Unit Development and a Horizontal Property Regime (Private Element) as recorded in Book 11629, page 850 as amended in Instrument No. 20000215-0015334; Instrument No. 20010626-0067542; and Instrument No. 20020205-0015877, said Register's Office.
5. By-Laws of record in Book 11629, page 885, Register's Office for Davidson County, Tennessee.
6. Charter of Townhomes of Brentwood Owner's Association of record in Instrument No. 11629, page 845 and Instrument No. 20000215-0015333, Register's Office for Davidson County, Tennessee.
7. Quitclaim Deed to Owner's Association for Open Space of record in Instrument No. 20000215-0015335, Register's Office for Davidson County, Tennessee.
8. Easement for Transmission line of record in Book 2338, page 222 and Book 2335, page 221, Register's Office for Davidson County, Tennessee.
9. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is IMPROVED property known as 5736 Amalie Drive, Nashville, Tennessee 37211

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness my hand this 20th day of July, 2017:

Joseph Kurt Alexander

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Joseph Kurt Alexander, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2017:

Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

