WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170065926 DEEDWARR
Recvd: 08/01/17 12:24 2 pgs
Fees: 13.00 Taxes: 2586.30
20170801-0077988

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

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Cecil	New Owner	093 09 0C 180.00
(NAME)	(NAME)	
1212 Laurel St #1603		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Brett T. Niles,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anthony Cecil,*** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* an unmarried man

A certain condominium located in Davidson County, Tennessee, being Unit 1603 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument No. 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Declaration; together with a percentage interest in the common elements and voting percentage as set for in Exhibit F to said Declaration.

Being the same property conveyed to Brett T. Niles by deed from Laurel Property, LLC, a Delaware Limited Liability Company dated January 7, 2016 and recorded on January 6, 2016 in Instrument No: 20160108-0002256, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1212 Laurel Street, Unit 1603, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hands this 19th day of July, 2017.

Brett T. Niles

State of Missouri

County of Jackson

Personally appeared before me Brett T. Niles, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of July, 2017.

Notary Public
My Commission Expires: 7/8/18

File No.: 173423

CORT STEPHENS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: July 8, 2018
Commission # 14628797