WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066351 DEEDWARR
Recvd: 08/02/17 11:03 2 pgs
Fees:13.00 Taxes:1298.70
20170802-0078567

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$351,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of August, 20 17

Notary Public
My Commission expires: 11/3/2020
(Affix Seal)

DESIREE D MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joshua Paul Bruketta	STERNS LENDING	072-05-04-100.000
1111B Leland Avenue	240 Technology Drive	
Nashville, TN 37216	Idaho Falls, ID 83401	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brad Whitfield, Trustee of 1111B Leland Avenue Land Trust U/A/D January 29, 2017**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joshua Paul Bruketta, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of Leland Avenue Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Leland Avenue Homes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20140402-0027140, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Leland Avenue Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat files as Exhibit "B" to said Declaration appearing in Instrument Number 20140402-0027140, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Brad Whitfield from Robert O'Malley and wife, Betty O'Malley by Warranty Deed on March 7, 2014, of record in Instrument Number 20140311-0020344, Register's Office for Davidson County, Tennessee. Further conveyed to Brad Whitfield, Trustee of 1111B Leland Avenue Land Trust U/A/D January 29, 2017 from Brad Whitfield by Quitclaim Deed on January 12, 2017, of record in Instrument Number 20170119-0005766, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on Exhibit "B"' to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140402-0027140, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 332, Page 44, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140402-0027140, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Damage of record in Book 4269, Page 157, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1111 B Leland Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 1, 2017.

Brad Whitfield, Trustee of 1111B Iceland Avenue Land Trust U/A/D January 29, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brad Whitfield, Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my ~~hand~~ and Official Seal at office this August 1, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY