WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170071562 DEEDWARR
Recvd: 08/17/17 12:51 2 pgs
Fees:13.00 Taxes:629.00

20170817-0084652

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

DANNY LEE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erik Spencer Wallace Taylor Wallace	Fifth Third Mortgage Company, ISAOA	173-05-A-014.00-CO
(NAME)	(NAME)	
1820 Shaylin ~~Lane~~ Loop BB	5001 Kingsley Drive, MD: 1MOBA8	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45227	
(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, **Greg Brown, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Erik Spencer Wallace and Taylor Wallace, as husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit No. 41, together with the appurtenant interest in the common elements of Barnes Crossing, Phase One, a horizontal property regime, as established by Master Deed, of record in Instrument No. 20050721-0084791; re-recorded in Instrument No. 20050805-0092480; as amended in Instrument No. 20051114-0136938; and Instrument No. 20071227-0147998 (erroneously referenced in prior deed as Instrument No: 20070721-0147998), Register's ~~Office~~ for said County, ~~said Unit~~ being depicted on the Condominium Site Plan attached as "Exhibit A" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Greg Brown, an unmarried man, by Warranty Deed from James Matthew Davis, unmarried, dated April 17, 2015, and recorded April 21, 2015, in Instrument No. 20150421-0035616, in the Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1820 Shaylin ~~Lane~~ Loop BB, Antioch, TN 37013

(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 31st day of July, 2017.

Greg Brown

State of Tennessee
County of Rutherford

Personally appeared before me Greg Brown, 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 31st day of July, 2017.

Notary Public
My Commission Expires: 4/24/18

File No.: 14649

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD