WARRANTY DEED

Bill Garrett Davidson County
Batch# 190 DEEDWARR
09/11/2017 02:13:22 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50

20170911-0092945

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00.

Affiant

Subscribed and sworn to me on September 1, 2017.

NOTARY PUBLIC

My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE KELLY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30867

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kristin Forbes 2016 #E Beech Avenue Nashville, TN 37204	new owner	105-10-0M-005.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DFS Group, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Kristin Forbes**, a single woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit E, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2016 Beech Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150803-0076730 and Amendment recorded in Instrument No. 20170717-0071776 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to DFS Group, LLC, a Tennessee limited liability company by Warranty Deed from Thomas L. Brooks, a married man of record in Instrument No. 20141205-0111883 Register's

Office for Davidson County, Tennessee, dated December 05, 2014 and recorded on December 05, 2014. (Value or consideration as shown in aforementioned deed $302,000.00.) Being also known as 2016 #E Beech Avenue, Nashville, TN 372042102.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County property taxes which have been prorated by the parties and assumed by the Grantee, and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150803-0076730 and Amendment recorded in Instrument No. 20170717-0071776, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
4. Charter of record in Instrument Number 20150731-0075739, in the Register's Office for Davidson County, Tennessee.
5. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
6. Rights of others in and to the common areas and/or elements.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2016 #E Beech Avenue, Nashville, TN 37204.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my hand this 1st day of September, 2017.

DFS Group, LLC, a Tennessee limited liability company

BY: _____
William F. Snyder, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Member of DFS Group, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of DFS Group, LLC, a Tennessee limited liability company, by himself as said Member.

Witness my hand and official seal on September 1, 2017.

_____ NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 9.12.19