Warranty Deed

Bill Garrett Davidson County Batch# 250 DEEDWARR 09/11/2017 03:43:16 PM 2 pgs Fees: $13.00 Taxes: $813.63 20170911-0093078	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $219,900.00. Affiant Subscribed and sworn to before me, this the 6th day of September, 2017. Notary Public My commission expires:

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-[illegible]-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Derek L. Brooks	AMERIS BANK	
1122 Litton Avenue, Unit 318	1800 PARKWAY PL STE 820	072-10-1A-058.00-CO
Nashville, TN 37216	MARIETTA, GA 30067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER ZACHARY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEREK L. BROOKS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, Unit B3019, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to The Parks at Five Points, LLC by Special Warranty deed from The Bank of Nashville div Synovus Bank of record in Instrument No. 20101230-0104056 Register's Office for Davidson County, Tennessee, dated December 30, 2010 and recorded on December 30, 2010.

Being a portion of the same property conveyed to Harpeth Development, LLC, a Tennessee limited liability company by Quitclaim deed from The Park at Five Points, LLC, a Tennessee limited liability company of record in Instrument No. 20140611-0051057 Register's Office for Davidson County, Tennessee, dated June 11, 2014 and recorded on June 11, 2014.

Being the same property conveyed to Christopher Zachary, unmarried by Warranty deed from Harpeth Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170620-0062092 Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 20, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1122 Litton Avenue, Unit 318, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of September, 2017.

Christopher Zachary

STATE OF GA
COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Zachary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of September, 2017.

Notary Public

GRAYSON GANTEK NOTARY PUBLIC GEORGIA COBB COUNTY EXPIRES Jan 23, 2021

My Commission expires: