205,000.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 07-08-2019

(AFFIX SEAL)

BILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hunter Cole	New Owner	
(NAME)	(NAME)	
4847 Bevendean, # F14		161-09-0A-124.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Erica L. Clanton, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hunter J. Cole, an unmarried man, 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. F-14, as set forth on Exhibit "E" to the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080117-0005582, in the Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965, and corrected by Exhibit "A" to the Instrument of Correction of record as Instrument No. 20110520-0038914, in said Register's Office,

Being property conveyed to Erica L. Clanton, an unmarried woman, by Warranty Deed, from Regent Homes, LLC., a Tennessee Limited Liability Company, dated 07/15/2011, or record in Instrument No. 20110718-0054765.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4847 Bevendean, # F14, Nashville, TN 37211
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-HCJ-17-4847

Bill Garrett Davidson County
Batch# 2539 **DEEDWARR**
09/20/2017 09:59:35 AM 2 pgs
Fees: $13.00 Taxes: $762.20
20170920-0096268

File No.: 10338
TN Warranty Deed

Witness my hand this 18th day of September, 2017.

Erica L. Clanton

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th day of September, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Erica L. Clanton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-2019

Notary Public

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019