# WARRANTY DEED

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

B-BR-17-0604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-1-2020

(AFFIX S

Bill Garrett Davidson County
Batch# 2627 DEEDWARR
09/20/2017 12:10:37 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20170920-0096401

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Scott Howard** | **New owner** | |
| (NAME) | (NAME) | **093-11-0C-009.00-CO** |
| **8351 Hwy 127 North** | | |
| (ADDRESS) | (ADDRESS) | |
| **Crossville, TN 38571** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAX WILSON BRYAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT HOWARD, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9 on the Plan of Rutledge House Condominiums of record in Book 6200, Page 318, amended in Book 11700, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Max Wilson Bryan, unmarried by Warranty deed from Gregory A. Page, unmarried of record in Instrument No. 20151002-0100719 Register's Office for Davidson County, Tennessee, dated October 01, 2015 and recorded on October 02, 2015.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 318 and amended in Book 11700, Page 26, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rutledge House Condominiums of record in Book 11687, Page 739, By-Laws in Book 11687, page 805, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 11687, Page 735, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County of record in Book 6807, Page 851, in the Register's Office for Davidson County, Tennessee.
- Easement retained by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6616, Page 614, in the Register's Office for Davidson County, Tennessee.
- Easement retained by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10512, Page 477, in the Register's Office for Davidson County, Tennessee.
- Easement retained by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10512, Page 464, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7084, Page 983, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers of record in Book 6974, Page 969, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20151002-0100719 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **604 2nd Ave S., Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 18th DAY OF SEPTEMBER, 2017.

Max Wilson Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212