(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 7024 DEEDWARR
10/03/2017 10:48:15 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20171003-0101145

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$325,000.00.**

Affiant

Subscribed and sworn to before me this 29th day of September, 2017.

Notary Public
My Commission expires: 6/24/2018
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Benjamin M. Maslyn	SunTrust Mortgage, Inc.	083010A00200CO
1015 North 14th Street	901 Semmes Avenue	
Nashville, TN 37206	,Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Margaret Whitfield, married and Bradley W. Whitfield, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Benjamin M. Maslyn, unmarried**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of North 14th Street Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for North 14th Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument Number 20090928-0089669, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of North 14th Street Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the pla filed as Exhibit "B" to said Declaration appearing in Instrument Number 20090928-0089669 and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Bradley W. Whitfield from Daniel N. Fell, married by Warranty Deed on June 3, 2008, of record in Instrument Number 20080604-0057556, Register's Office for Davidson County, Tennessee. Further conveyed to Margaret Whitfield and Bradley W. Whitfield as Tenants in Common with right of survivorship from Bradley W. Whitfield by Quitclaim Deed on September 30, 2009, of record in Instrument Number 20090930-0090856, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit correcting the legal description in said Quitclaim Deed, on February 11, 2010, of record in Instrument Number 20100212-0011020, Register's Office for Davidson County, Tennessee.

NOTE: neither Grantor has ever used this property for a residence, personal, marital or otherwise

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20090928-0089669, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20090928-0089669 and 20080924-0097184, Register's Office for Davidson County, Tennessee.
- Easements and Agreement of record in Instrument Number 20080420-0051804, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1015 North 14th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 29, 2017.

Margaret Whitfield

Bradley W. Whitfield

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Margaret Whitfield and Bradley W. Whitfield** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 29, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY