THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171114127

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $349,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of December, 2017.

Notary Public
My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Bill Garrett Davidson County
Batch# 37431 DEEDWARR
12/15/2017 02:15:07 PM 2 pgs
Fees: $13.00 Taxes: $1,291.30

20171215-0128110

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Glenn Booth 3600 Chalmette Court Nashville, TN 37215	New Owner	Tax Parcel ID No. 104-09-0K-103.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne K. Brown and John P. Brown, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Glenn H. Booth, Jr., married**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 103, on the Horizontal Property Regime for The Montclair, as recorded in the Master Deed of record in Book 7332, page 380, amended in Book 7902, page 113 and by Second Amendment in Instrument No. 20021231-0162451 and by Third Amendment in Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ANNE K. BROWN and husband, JOHN P. BROWN, by deed from MATTHEW J. MILLER, of record in Instrument No. 20121108-0103216, dated November 2, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-09-0K-103.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6900, page 954, said Register's Office.

Master Deed of record in Book 7332, page 380, amended in Book 7902, page 113 and Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, said Register's Office.

By-Laws of The Montclair Homeowner's Association in Book 7902, page 132, said Register's Office.

Reservation of property with easement therein in deed of record in Book 6846, page 833 and deed of confirmation and correction of record in Book 6881, page 926 and Book 7902, page 109, said Register's Office.

Grant of Easement for encroachment of record in Book 7902, page 145, said Register's Office.

Restrictive Covenants contained in Deed of record in Book 6846, page 838, said Register's Office.

This is improved property located at 3818 West End Avenue #103 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2017.

Anne K. Brown

John P. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne K. Brown and John P. Brown, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018