WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DREW T. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

M-DC-17-1509E

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:	MAP / PARCEL NUMBER (S)
Mark Strait	FIRSTBANK	
(NAME)	(NAME)	
1501 E 9th Avenue North	318 SEABOARD LN, STE 205	**081-12-0-S-003.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	FRANKLIN, TN 37067	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADRIAN FLINT, A SINGLE WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARK STRAIT, UNMARRIED MAN,** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit with private elements situated in Davidson County, Tennessee, and further known as Unit No. 3 of Buena Vista Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for Buena Vista Place, a horizontal property regime with private elements, of record in Instrument No. 20140328-0025728, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plan of Buena Vista Place, a horizontal property regime with private elements, shown as Exhibit "B" to the aforementioned Declaration, for a more complete identification and placement of said Unit.

Being the same property conveyed to Adrian Flint, a single woman by Warranty Deed from RWA/BVP Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20150911-0092499, Register's Office for Davidson County, Tennessee, dated September 08, 2015 and recorded on September 11, 2015.

This conveyance is subject to:

- Taxes for the year 2018 and thereafter a lien.
- All matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Buena Vista Place, a horizontal property regime with private elements, with By-Laws and Articles of Incorporation of Buena Vista Place Owners Association, Inc., appended thereto, of record in Instrument Number 20140328-0025728, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions for Buena Vista Place, a horizontal property regime with private elements, of record in Instrument No. 20140328-0025728, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130904-0093086, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20140509-0040012 and Instrument Number 20140509-0040011, 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: **1501 E 9th Avenue North, Nashville, Tennessee 37208**.

Bill Garrett Davidson County
Batch# 50111 **DEEDWARR**
01/22/2018 03:21:51 PM 2 pgs
Fees: $13.00 Taxes: $1,183.63

20180122-0006502

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 hand this the 19th DAY OF JANUARY, 2018.

Adrian Flint

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of January, 2018.

Notary Public

My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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