Bill Garrett Davidson County
Batch# 59170 DEEDWARR
02/14/2018 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20180214-0014720

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114615**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $364,900.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2018. Notary Public My Commission Expires: _____

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

WARRANTY DEED

Address New Owner: Bryan Aiello 3604 Fair Meadows Court Nashville TN 37211-7191	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 180040B12100CO

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, **Amanda C. Smith, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Aiello, an unmarried man** ("Grantees"), its 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 Lot No. 131 on the Plan of Brookview Forest, Phase IV, of record in plat Instrument No. 20061107-0138639, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Amanda C. Smith, an unmarried woman by Warranty Deed from Wesley Blake McDaniel and Julia Alley McDaniel, husband and wife, recorded on the 22nd day of March, 2017 in Instrument No. 20170322-0027925, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKVIEW FOREST, PHASE IV, as recorded in Instrument No. 20061107-0138639.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument Nos. 20030829-0125803 and 20050505-0050962.

Terms and provisions of by-Laws recorded in Instrument No. 20030829-0125803.

Charter of Brookview Forest Homeowners Association recorded at Instrument No. 20030918-0138293.

Easement for right of way, recorded in Book 8404, Page 676.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021007-0121969.

This is improved property located at 3604 Fair Meadows Court Nashville TN 37211-7191

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 14th day of February, 2018.

Amanda C. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amanda C. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2018

Notary Public

My Commission Expires: _____

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

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY