THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114765**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $261,500.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2018. Notary Public My Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Bill Garrett
Batch# 74521
03/28/2018 03:34:12 PM
Fees: $13.00 Taxes: $967.55

Davidson County
DEEDWARR
2 pgs

20180328-0029182

WARRANTY DEED

Address New Owner: Paul Graham and Jeanne Graham 5704 Amalie Drive Nashville TN 37211-5993	Send Tax Bills To: Franklin Synergy 707 Columbia Ave Franklin TN 37064	Tax Information: Tax Parcel ID No. 161-11-0F-008.00 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, **David R. Wendling and Heidi Wendling, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Graham and Jeanne Graham, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 8 on the plan of Townhomes of Brentwood, a Planned Unit Development, of record in Book 9700, Page 990, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David R. Wendling and Heidi Wendling by Warranty Deed from W. Lacon Carver, recorded on the 30th day of September, 2015 in Instrument No. 20150930-0099034, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWNHOMES OF BRENTWOOD, as recorded in Plat Book 9700, Page(s) 990.

Terms and provisions of by-Laws recorded in Book 11629, Page 885 and Instrument No. 20150106-0001449.

Charter of Owner's Association recorded in Book 11629, Page 845 and Instrument No. 20000215-0015333.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 11629, Page 85, Instrument Nos. 20000215-0015334, 20010626-0067542 and 20020205-0015877;

also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Transmission Lines, recorded in Book 2335, Page 221, Book 2338, Page 222 and Book 2338, Page 223.

Easement for Water Mains & Appurtenances, recorded in Book 6310, Page 961.

Easement for Broadband Communications, recorded in Instrument No. 20131209-0124881.

Easement for Tennessee Valley Authority, recorded in Book 5753, Page 913.

Conveyance for Common Areas recorded at Instrument No. 20000215-0015335.

This is improved property located at 5704 Amalie Drive Nashville TN 37211-5993

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 23rd day of March, 2018.

David R. Wendling

Heidi Wendling

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David R. Wendling and Heidi Wendling, 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 23rd day of March, 2018.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON