Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1802000684

Bill Garrett Davidson County
Batch# 75888 DEEDWARR
04/03/2018 11:57:28 AM 2 pgs
Fees: $13.00 Taxes: $1,372.70

20180403-0031071

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of March, 2018, by and between Reginald Howard, a married man, party of the first part, and Brian L. West and spouse, Charles Adrian L. West, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit "1912 A" Homes of 1912 9th Avenue North, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes of 1912 9th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160630-0067224, 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 Homes of 1912 9th Avenue North, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160630-0067224, and Bylaws appended thereto as Exhibit "C", are incorporated hereby reference and made a part thereof the same as though copied herein for a more complete identification and description of said.

Being all or part of the same property conveyed to Reginald Howard by virtue of that certain Quit Claim Deed dated November 4, 2016, and being of record at Instrument No. 20161123-0123904 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property was not his primary residence and that said property was used for investment purpose only.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to Charter of record in Instrument Number 20160630-0067227; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Reginald Howard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Reginald Howard and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of March, 2018.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/25/19

Property Owner & Address: Brian L. West and Charles Adrian L. West
1912 A 9th Ave N.
Nashville, TN 37208

Tax Parcel No 081081D00100CO

Property Address: 1912 A 9th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO: SAME

STATE OF Tennessee
COUNTY OF Rutherford

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is ~~$384,900.00~~ which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

$311,000.00

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of March, 2018.

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

My Commission Expires:_____