Bill Garrett Davidson County
Batch# 76990 DEEDWARR
04/06/2018 02:24:07 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20180406-0032663

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2894661

Return to: Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-T-18-516

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value for this transfer, whi
greater, is $ 365,000.00

Affiant

Subscribed and sworn to me, this the 3rd day of April, 2018.

Notary Public

My Commission expires: 01/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
516 Belair Way NASHVILLE, TN 37215	Joshua Brown 516 Belair Way Nashville, TN 37215	PROPERTY OWNER	131-06-0D-516.00-CO

THIS INDENTURE is made effective the 3rd day of February, 2018, by **Ryan M. Lewis and wife Chelsey Rink,** First Parties, for the purpose of conveying the premises described herein to Joshua Brown, An Unmarried Man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit 516, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6690, Page 70, amended in Book 6739, Page 701; Book 6824, Page 298; Book 6890, Page 963; Book 6903, Page 351; Book 6911, Page 827; Book 6962, Page 325, and in Book 9398, Page 43, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominiums Site Plan attached as Exhibit "B" to the fifth amendment to said Master Deed and By-Laws of record in Book 6962, Page 325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan M. Lewis and Chelsey Rink, husband and wife by Warranty deed from James A. Lancaster, unmarried of record in Instrument No. 20160311-0023414 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 11, 2016.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 284; Plat Book 6250, Page 649 and Book 6250, Page 978; Master Deed of record in Book 6690, Page 70, amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6962, Page 325, Book 9398, Page 43, and in Instrument No. 20010627-0068123, re-recorded in Instrument No. 20050708-0079325, and amended in Instrument No. 20160113-0003443 and Instrument No. 20160526-0053151; By-Laws of record in Book 6690, Page 119, Book 6911, Page 827 and Instrument No. 20031016-0153582; Agreements of record in Book 6470, Page 383 and Book 6655, Page 47; Deed for sewer, sewer lines and water mains of record in Book 7240, Page (s) 551, 567, 600 and 610 and Book 7275, Page 826; Restrictions of record in Book 6326, Page 593; Book 6778, Page 532; Book 6778, Page 536; Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691 and Book 7146, Page 188; Charter of record in Book 6517, Page 505, as amended in Book 6921, Page 216; Charter of record in Book 6517, Page 511; Book 6665, Page 18; Book 6921, Page 220; Book 6517, Page 505; Book 6921, Page 216, as amended in Book 6921, Page 214; Agreement of record in Book 6655, Page 447; Deed of Conveyances of record in Book 7240, Page (s) 547, 563, 571, 580, 590 and 595, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20___, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Ryan M. Lewis

Ryan M. Lewis

Chelsey Rink

Chelsey Rink

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Ryan M. Lewis**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 3 day of February, 2018.

NOTARY PUBLIC

My Commission Expires: March 8, 2021

GABRIEL PLEDGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Chelsey Rink**, 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 SEAL AT OFFICE, in Davidson County, this the 3 day of February, 2018.

NOTARY PUBLIC

My Commission Expires: March 8, 2021

GABRIEL PLEDGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC