WARRANTY DEED

KARA L. WALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-18-2018

W-FSBO-18-2717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Stephan Britt and Maureen Britt	new owner	
(NAME)	(NAME)	**136-09-0A-009.00-CO**
2717 Smith Springs Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE BRETL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHAN BRITT AND MAUREEN BRITT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 68-A of Edge-O-Lake Estates, Section 20-A, a Condominium, a Horizontal Property Regime, located on Smith Springs Road, Nashville, TN, as shown on the Plan of Edge-O-Lake Estates, Condominium Apartments, of record in Book 5200, Page 183, as amended in Bock 6359, Page 378, Register's Office for said County, and as described in a Master Deed of Spring View Townhomes of record in Book 6349, Page 428, as amended in Book 6407, Page 869, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Bretl, unmarried by Warranty Deed from Ryan K. Kirby and wife, Bianca A. Kirby of record in Instrument No. 20151208-0123326 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 08, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 183, as amended in Book 6359, Page 378, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Spring View Townhomes of record in Book 6349, Page 428, as amended in Book 6407, Page 869, Register's Office for Davidson County, Tennessee.
- By-Laws of Springview Townhomes HOA of record in Book 6349, Page 452 and Book 10348, Page 612, in the Register's Office for Davidson County, Tennessee.
- Charter of Spring View Townhomes Homeowner's Association, Inc. of record in Book 6428, Page 320, 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: **2717 Smith Springs Road, Nashville, Tennessee 37217**.

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.

Bill Garrett Davidson County
Batch# 86714 **DEEDWARR**
05/01/2018 09:13:14 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20180501-0040836

Witness my/our hand(s) this the 26th DAY OF APRIL, 2018.

Stephanie Bretl by Laura Mitchell, Attorney-in-Fact
Stephanie Bretl by Laura Mitchell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHANIE BRETL, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHANIE BRETL.

Witness my hand and official seal, this the 26th of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

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

KARA L. WALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-18-2018