WARRANTY DEED

JANE GRAZIER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

R-VRES-18-1517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/15/18

(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)
Mary Gaines and Robert Gaines	Same as	
(NAME)	(NAME)	
1517 Royal Street	New Owner	**51-10-C-3.00CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **STEVEN W. BRALLIER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY GAINES AND ROBERT GAINES, WIFE AND HUSBAND,** 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. 3, together with the appurtenant interest in the common elements of Royal Trace Condominiums, a horizontal property regime established by Master Deed of record in Book 6887, Page 883, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

Being the same property conveyed to Steven W. Brallier, unmarried, by Quitclaim Deed from Erma B. Clement, recorded February 14, 2014 in Instrument No. 20140214-0013279 and further being the same property conveyed to Erma B. Clement and husband, Steven W. Brallier by Warranty Deed from Angie L. Davis, unmarried, recorded September 15, 2008 in Instrument No. 20080915-0094101, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Master Deed recorded in Book 6887, Page 883, Register's Office for Davidson County, Tennessee.

- By Laws of record in Book 6887, Page 908, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 6893, Page 791, 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: **1517 Royal Street, Madison, Tennessee 37115**.

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# 87010 **DEEDWARR**
05/01/2018 10:30:28 AM 2 pgs
Fees: $13.00 Taxes: $699.30

20180501-0040955

Record and Return To:
Limestone Title & Escrow, LLC
~~3173 South Church Street~~ 522 B Brandies Cr
Murfreesboro, TN ~~37129~~ Ste 1
37128

Witness my/our hand(s) this the 25th DAY OF APRIL, 2018.

Steven W. Brallier

Lynn Gillespie Beck Brallier, spouse of Steven W. Brallier, hereby joins in this conveyance and does transfer and convey any and all marital interest Lynn Gillespie Beck Brallier may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN W. BRALLIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNN GILLESPIE BECK BRALLIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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