30746-8

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 99791 DEEDWARR
06/04/2018 11:24:32 AM 2 pgs
Fees: $13.00 Taxes: $1,402.30

20180604-0052945

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonette S. Brockway	New Owner	
(NAME) 510 Chelmsford Rd.	(NAME)	072-09-0B-001.00 CO
(ADDRESS) Hillsborough, CA 94010	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID DECKTOR AND LAUREN B. DECKTOR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONETTE S. BROCKWAY, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 1 on the Plan of 916 Fairwin Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 916 Fairwin Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130227-0019627, amended in Instrument No. 20130304-0021474, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Ratification, Reaffirmaton and Adoption of the Declaration of Covenants, Conditions and Restrictions for 916 Fairwing Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180604-0052943, said Register's Office. Reference is hereby made to the Plan of 916 Fairwin Avenue Townhomes, shown on Exhibit "B" to the First Amendment to the Declaration of Covenants of record in Instrument No. 20130304-0021474, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to David B. Decktor and Lauren H. Boyd, unmarried by Warranty Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company, recorded on the 7th day of November, 2013 in Instrument No. 20131107-0115474, in the Register's Office of Davidson County, Tennessee and being further conveyed by Quitclaim Deed from Trey Cain, Trustee of the 916 & 918 Fairwin Avenue Trust to David B. Decktor and Lauren H. Boyd of record in Instrument No. 20180604-0052944, said Register's Office. Lauren H. Boyd and David Decktor have since married. Lauren H. Boyd is now known as Lauren B. Decktor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 916A Fairwin Ave, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 31 day of May, 2018

DAVID DECKTOR

LAUREN B. DECKTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Decktor and Lauren B. Decktor, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31 day of May, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public