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(1)

Bill Garrett Davidson County
Batch# 104169 DEEDWARR
06/13/2018 01:11:57 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20180613-0056836

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$375,000.00**

Brittany
Affiant

Subscribed and sworn to before me, this 8th day of June, 2018.

Elizabeth Harland Willis
Notary Public

MY COMMISSION EXPIRES: 1-30-22
(AFFIX SEAL)

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Brandt Frye 1012C Maynor Avenue Nashville, TN 37216	New owner	072-061-L-001.00CO

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, I/we, **Chris Thomas Homes, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Brandt Frye and Jenna L. Frye, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 1 of Homes at 1012C & D Maynor Avenue, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Homes at 1012 C & D Maynor Avenue, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20161214-0131170 and amended in Instrument No. 20170301-0020143, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Chris Thomas Homes, LLC, by Quitclaim deed from Chris Thomas, of record in Instrument No. 20170308-0022763, Register's Office for Davidson County, Tennessee, dated March 07, 2017 and recorded on March 08, 2017.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1012C Maynor Avenue, Nashville, Tennessee 37216

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 7th day of June, 2018.

Chris Thomas Homes, LLC

By: _____
Chris Thomas, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris Thomas, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Chris Thomas Homes, LLC, the within named bargainer, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Chris Thomas as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of June, 2018.

_____
Notary Public

My Commission Expires: 6/22/20

