Bill Garrett Davidson County
Batch# 104930 DEEDWARR
06/15/2018 09:19:02 AM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20180615-0057600

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $815,000.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2018. Notary Public My Commission Expires:

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Kevin M. and Afton Brianna Luftman 501 Brighton Place Nashville, TN 37205	New owner	104-13-0E-009.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM M. OZBURN, JR. AND HANNAH B. OZBURN, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KEVIN M. LUFTMAN AND AFTON BRIANNA**

LUFTMAN, husband and wife, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 9 and designated as Unit 501 together with the appurtenant interest in the common elements of Brighton Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6569, page 529, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 5 on the Plan of Brighton Place of record in Plat Book 6250, page 144, Register's Office for Davidson County, Tennessee, to which plan and Master Deed are incorporated herein and made a part hereof by reference.

Being the same property conveyed to William M. Ozburn, Jr. and Hannah B. Ozburn, husband and wife, by deed from Patricia A. Peerman, unmarried, of record in Instrument No. 20150501-0039187, dated April 30, 2015, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6250, Page 144, said Register's Office.

3. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4076, Page 314, Register's Office for Davidson County, Tennessee.

4. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Condominiums, of record in Book 6569, Page 529, Register's Office for Davidson County Tennessee.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **501 Brighton Place, Nashville, TN 37205.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 4th day of June, 2018.

William M. Ozburn, Jr.

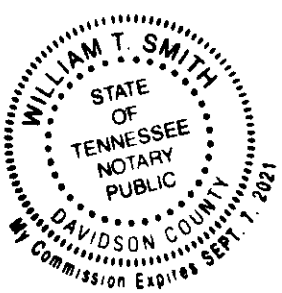
Hannah B. Ozburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William M. Ozburn, Jr. and Hannah B. Ozburn the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of June, 2018.

(Seal)



Notary Public

My Commission Expires: September 7, 2021