WARRANTY DEED

Bill Garrett
Batch# 134189
08/28/2018 01:50:50 PM
Fees: $13.00 Taxes: $2,084.17

Davidson County
DEEDWARR
2 pgs

20180828-0085262

B-BK-18-446C

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $563,289.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 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)
Jerrod Brown	**CAPSTAR Bank**	
(NAME)	(NAME)	
256 Tanksley Ave	**2002 Richard Jones Road, Suite 300A**	**105-07-1D-003.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37215**	
(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, **446 HUMPHREYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JERROD BROWN, AN UNMARRIED MAN,** 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 3, 446 Humphreys Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 446 Humphreys Street Townhomes of record in Instrument Number 20171108-0114858, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to 446 Humphreys, LLC by Quitclaim deed from Elite Building Group, Inc. of record in Instrument No. 20151030-0110376 Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 30, 2015.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171108-0114858, Register's Office for Davidson County, Tennessee.
- Charter of 446 Humphreys Townhomes HOA of record in Instrument Number 20171117-0118153, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 36, Page 117, 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: **446 Humphreys St. Unit C, Nashville, Tennessee 37203**.

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.

Witness my/our hand(s) this the 27th DAY OF AUGUST, 2018.

446 Humphreys, LLC, a Tennessee limited liability company

Cumberland Holdings Co., LLC

Bryan Krabousanos, Member

E3 Construction Services, LLC

John H. Eldridge, III, Member

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John H. Eldridge, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to a Member of E3 Construction Services, LLC, and Bryan Krabousanos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to a Member of The Cumberland Holdings Co., LLC, both Members of 446 Humphreys, LLC, the within named bargainor(s), and that they as such Members of E3 Construction Services, LLC and The Cumberland Holdings Co., LLC, respectively, executed the foregoing instrument for the purposes therein contained, by signing the name of 446 Humphreys, LLC by ~~446 Humphreys, LLC~~ The Cumberland Holdings Co., LLC, and E3 Construction Services, LLC as members.

Witness my hand and official seal, this the 27th day of August, 2018.

Notary Public
My Commission Expires:

(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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