39B

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 138349 **DEEDWARR**
09/10/2018 11:44:57 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20180910-0089478

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$369,000.00.**

Affiant

Subscribed and sworn to before me this 10 day of Sept 2018

Notary Public
My commission expires: 12-3-20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brandon Sanslow	CapStar Bank	Part of 09008016700
6307-B James Court	2002 Richard Jones Rd #300A	
Nashville, TN 37209	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bradley Whitfield, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kristin Sanslow and Brandon Sanslow, wife and husband,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Unit No. B, as described within the Plan of 6307 James Court, a Townhouse Planned Unit Development, an Horizontal Property Regime as shown on the Declaration of Protective Covenants, Conditions and Restrictions for 6307 James Court recorded in Instrument Number 20170526-0052931 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Declaration of Protective Covenants, Conditions and Restrictions as shown of record in Instruemnt Number 20170526-0052931, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to BRADLEY WHITFIELD, from Sheryl Denise Hicks, Successor Trustee of the Hicks Family Trust U/A/D February 11, 2015, by Warranty Deed on January 31, 2017, of record in Instrument Number 20170201-0010560, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Declarations of Protective Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20170526-0052931, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6307-B James Court, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 7, 2018.

Bradley Whitfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bradley Whitfield** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 7, 2018

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.