Karen Y Johnson Davidson County
Batch# 142622 DEEDWARR
09/19/2018 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20180919-0092783

G#31176-2

WARRANTY DEED

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is $785,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2018.

Notary Public

My commission expires: May 22, 2019
(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 26503

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey Sweet and Faye Sweet	New Owner	**1051304A00100CO**
928 A Waldkirch Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brian K. Stallard and wife, Wendy Stallard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Sweet and Faye Sweet, husband and wife

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. 928A on the Plan of 928 Waldkirch Ave 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 928 Waldkirch Ave Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140909-0082438 and amended in Instrument No. 20150319-0023764, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations. Reference is hereby made to the plan of 928 Waldkirch Ave Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20140909-0082438 and amended in Instrument No. 20150319-0023764, said Register's Office, for a more complete identification and description of said unit.

BEING the same property conveyed to Brian K. Stallard, married man, by Warranty Deed dated December 11, 2015, from JGLAC, G.P., of record in Instrument No. 20151214-0125159, Register's Office for Davidson County, Tennessee.

WENDY Stallard, spouse of the above named Brian K. Stallard, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "B" to the Declarations, of record in Instrument No. 20140909-0082438 and amended in Instrument No. 20150319-0023764, said Register's Office;

2) All matters as set out on the Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions, Restrictions for 928 Waldkirch Ave Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140909-0082438 and amended in Instrument No. 20150319-0023764, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto; and,

4) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **928 A Waldkirch Avenue, Nashville, TN 37204**.

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 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/our hand(s) this **14th** day of **September, 2018.**

Brian K. Stallard

Wendy Stallard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brian K. Stallard and wife, Wendy Stallard,** the within named sellers, 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 **14th** day of **September, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

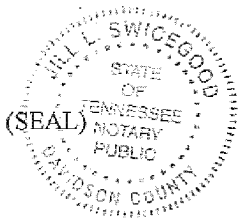
I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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