THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018040

Karen Y Johnson Davidson County
Batch# 153829 **DEEDWARR**
10/24/2018 02:17:34 PM 2 pgs
Fees: $13.00 Taxes: $2,349.50

20181024-0105498

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $635,000.00.

Ann Huddleston Brothers
Affiant

Subscribed and sworn to before me, this 22nd day of October, 2018.

Notary Public
My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Wayman 2130 Golf Club Lane Nashville TN 37215	New Owner 69-1712 Puako Beach Drive Kamuela, HI 96743	Tax Parcel ID No. 117070A15800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann Huddleston Brothers, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Wayman, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Parcel No. 158 (building Site No. 158) on Metropolitan Property Map No. 117-7, as shown on the Plan of Gloucester Square as of record in Book 4460, Page 50, Register's Office for said County.

Said Lot fronts 60 feet on the Northerly margin of an unnamed access easement and runs back between parallel lines 109 feet to the Southerly margin of White Oak Drive.

Being the same property conveyed to Ann Huddleston Brothers, a single person by Warranty Deed from Elizabeth K. Shwab, and spouse, William Shwab, recorded on the 11th day of June, 1993 in Deed Book 8978, Page 729, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLOUCESTER SQUARE, as recorded in Plat Book 4460, Page(s) 50.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4548, Page 217; Book 5915, Page 274 and Instrument Nos. 20110412-0028198; 20110517-0037597; 20150414-0032622 and 20120307-0020061.

Terms and provisions of by-Laws recorded in Instrument Nos. 20110412-0028197 and 20120626-0055964.

Charter recorded in Book 4548, Page 729.

This is improved property located at 2130 Golf Club Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of October, 2018.

Ann Huddleston Brothers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann Huddleston Brothers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2018.

Notary Public

My Commission Expires: _____