WARRANTY DEED

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $163,450.00.

Affiant

Subscribed and sworn to me on 10/31/18.

NOTARY PUBLIC
My Commission Expires: 7/5/21

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Y Johnson Davidson County
Batch# 155708 DEEDWARR
11/01/2018 10:33:29 AM 2 pgs
Fees: $13.00 Taxes: $604.76
20181101-0108176

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
James G Creswell 5714 Brentwood Trace Brentwood, TN 37027	New Owner	160-14-0B-014.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christopher L Dowdy, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto James G Creswell, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING UNIT NO. 5714 IN BRENTWOOD TRACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, LOCATED ON OLD HICKORY BOULEVARD, BRENTWOOD, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF BRENTWOOD TRACE CONDOMINIUMS, RECORDED IN BOOK 5200, PAGE 219, AS REVISED IN BOOK 5200, PAGE 230, AND FURTHER REVISED IN BOOK 5200, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 5524, PAGE 415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS AND TENANTS OF BRENTWOOD TRACE CONDOMINIUMS CONTAINED IN THE MASTER DEED AND THE BY-LAWS APPENDED THERETO, RECORDED IN BOOK 5524, PAGE 415, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN. ALSO INCORPORATED HEREIN IS THE AMENDMENT TO BY-LAWS OF RECORD IN BOOK 5537, PAGE 988, SAID REGISTER'S OFFICE AND AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 5545, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED TO CHRISTOPHER L. DOWDY, A SINGLE MAN, FROM JENNIFER A. DOWDY, UNMARRIED RECORDED ON THE 15TH DAY OF DECEMBER 2006 IN INSTRUMENT NO. 20061215-0154907, IN THE REGISTER'S OFFICE OF 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.

This is Improved property, known as 5714 Brentwood Trace, Brentwood, TN 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on 10/31/18.

Christopher L Dowdy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/31/18, before me personally appeared, Christopher L Dowdy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his/ her free act and deed.

Witness my hand and official seal on 10/31/18.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY