WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$262,500.00.** — Cameron Krieger Affiant Subscribed and sworn to before me, this the **28th** day of **May, 2019**. Notary Public My commission expires: 7.11.22 (AFFIX SEAL)

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Cameron Krieger **Alexis Roth**	SWBC Mortgage	**161-09-0-A-001.00co**
4700 Brighton Village Drive	9311 San Pedro Ave #100	Karen Johnson Davidson County Batch# 243699 **DEEDWARR** 06/17/2019 09:45:58 AM 2 pgs Fees: $13.00 Taxes: $971.25
Nashville, TN 37221	San Antonio, TX 78216	20190617-0057758

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,

Matthew Kirkland, an unmarried man

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

Cameron Krieger, unmarried and Alexis Roth, unmarried

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 Townhome Unit No. 4700 (a/k/a Unit 20) as set forth in the Master Deed establishing Brighton Village, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20080117-0005582, amended in Instrument No. 20080808-0081965 and corrected in Instrument No. 20110520-0038914, Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "A" to First Amendment to the Master Deed of record in Instrument No. 20080808-0081965, said Register's Office.

BEING all of the same property conveyed to Matthew Kirkland, an unmarried man by Deed dated May 18, 2017, from Paul M. Coleman, an unmarried man, of record in Instrument No. 20170519-0049837, Register's Office for Davidson County, Tennessee.

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

1) All matters shown on the Plan of record as set out on Exhibit "A" to the First Amendment to the Master Deed shown in Instrument No. 20080808-0081965, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) The Premises herein insured is a condominium apartment established pursuant 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 provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Brighton Village Condominiums, of record in Instrument No. 20080117-0005582, amended in Instrument No. 20080808-0081965 and corrected in Instrument No. 20110520-0038914, said Register's Office.

3) Agreements regarding sewage soil absorption system of record in Book 7230, Pages 136 and 137, said Register's Office.

4) Driveway Easement as stated in the deed of record in Book 7233, Page 438 and corrected in Book 7416, Page 47, said Register's Office.

5) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7520, Page 908, said Register's Office.

6) Stormwater Detention Agreements of record in Instrument No. 20061027-0133549 and Instrument No. 20071121-0136366, said Register's Office.

7) Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20061027-0133575 and Instrument No. 20071121-0136402, said Register's Office.

8) Application to combine parcels of record in Instrument No. 20071128-0137905, said Register's Office.

9) Taxes for 2019, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **4700 Brighton Village Drive Nashville, TN 37221**

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 **28th** day of **May, 2019.**

Matthew Kirkland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Matthew Kirkland**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **May, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY