THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325699

Karen Johnson Davidson County
Batch# 389258 **DEEDWARR**
04/21/2020 11:22:24 AM 2 pgs
Fees: $13.00 Taxes: $1,280.20

20200421-0041602

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $346,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner: Brandi Rae Boone 600 Garfield #15 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 08 0R 016.00

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, **Brandon S. Almand, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandi Rae Boone, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being all of Unit No. 15 on the plan of 600 Garfield, a Townhome Development, filed as Exhibit B, and established by the Master Deed filed of record in Instrument No. 20081223-0122393, as amended in Instrument No. 20100517-0037813, as further amended by Second Amendment to Master Deed of record in Instrument No. 20111116-0089694, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Brandon S. Almand, an unmarried man, by Warranty Deed from Shelby L. Talbott, an unmarried woman, of record in Instrument No. 20150623-0059898, in the Register's Office of Davidson County, Tennessee, dated June 19, 2015 and recorded on June 23, 2015.

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 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of North Nashville Real Estate Company, as recorded in Plat Book 21, Page(s) 105.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 600 Garfield, a Townhome Development Condominium of record in Instrument No. 20081223-0122393, as amended by instrument(s) of record in Instrument No(s). 20100517-0037813 and 20111116-0089694; also 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.

Easement recorded in Book 8167, Page 491 and Instrument No. 20090721-0068094.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20080317-0026307.

Inspection and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20080317-0026281.

This is improved property located at 600 Garfield #15 Nashville TN 37208

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 17th day of April, 2020.

Brandon S. Almand

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon S. Almand, 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 17th day of April, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021