Karen Johnson Davidson County
Batch# 715426 DEEDWARR
09/14/2021 11:52:53 AM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20210914-0123074

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 36573-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00.

Affiant

Subscribed and sworn to before me this 13th day of September, 2021.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Daniel Curran Caroline Elizabeth Curran 115 Brookfield Avenue Nashville, TN 37205	**NEW OWNER**	Map and Parcel No.: 129080B00200CO

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, Karl E. Haury, Jr. and wife Judy B. Haury (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to John Daniel Curran and Caroline Elizabeth Curran, husband and wife (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 115 Brookfield Avenue, Nashville, Davidson County, Tennessee 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 13th day of September, 2021.

GRANTORS:

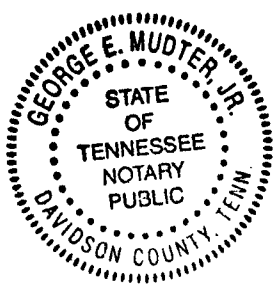
Karl E. Haury, Jr.

Judy B. Haury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karl E. Haury, Jr. and Judy B. Haury, 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, at office, this 13th day of September, 2021.



Notary Public
My Commission Expires: 3/6/2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 115 Brookfield Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20140415-0031442, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Karl E. Haury, Jr. and wife, Judy B. Haury by deed dated November 13, 2017 from Edward A. Hadley and Jeanne Graves Little Hadley of record in Instrument No. 20171115-0117321, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 129080B00200CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 115 Brookfield Cottages, of record in Instrument No. 20140415-0031442, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 1130, page 62, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20140415-0031442, Register's Office for Davidson County, Tennessee.