Davidson County DEEDWARR
Recvd: 09/18/12 07:51 3 pgs
Fees:18.00 Taxes:573.13
20120918-0084519

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $154,900.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2012.

Notary Public

My commission expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Brandon Choate	**New Owner**	**MAP\PARCEL 172-12-0-B-236.00CO**
6109 Bradford Hills		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sheron D. Donahue, a single person

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

John Brandon Choate, an unmarried man

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 Lot No. 298 on the Plan of Bradford Hills, Section Ten of record in Plat Book 7900, Page 6, amended in Plat Book 7900, Page 495, corrected in Book 9219, Page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sheron D. Donahue, a single person by Warranty Deed from Marc Stuart Jones and spouse, Gretchen L. Jones, of record in Instrument No. 20060504-0052112, Dated April 27, 2006, Register's Office for Davidson County, Tennessee. Re-recorded in Instrument No. 20070117-0006945.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 7900, Page 6 and Book 7900, page 495, corrected in Book 9219, Page 115, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8069, Page 170, and amended in Book 8885, Page 517, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 8071, Page 531, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 8377, Page 769, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 8071, Page 520, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Book 7900, Page 6, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7690, Page 260 and Book 8377, Page 808, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 8896, Page 291, Register's Office for DAVIDSON County, Tennessee.

Deed to Homeowners Association for common areas of record in Book 8154, Page 304, and Book 9779, Page 672, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues-if any
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6109 Bradford Hills, Nashville, TN 37211.

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 14th day of September, 2012.

Sheron D. Donahue

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Sheron D. Donahue , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2012.

My Commission Expires: 9/22/12

Notary Public

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **120693RX**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE