Davidson County DEEDWARR
Recvd: 04/05/13 15:37 2 pgs
Fees:13.00 Taxes:425.13
20130405-0034008

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-13-501

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Teron Butler	Sumner Bank and Trust	
(NAME)	(NAME)	**164-06-0-B 001.00 CO**
501 Bradburn Village Circle	780 Browns Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **BURGESS MITCHELL,** ** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TERON BUTLER,*** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* - a single man

** - unmarried

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1 ON THE PLAN OF THE TOWNHOMES OF BRADBURN VILLAGE, AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO: 20060816-0101099, FIRST AMENDMENT IN INSTRUMENT NO: 20070717-0084884, AND AS SHOWN ON EXHIBIT "A-1" IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNHOMES OF BRADBURN VILLAGE OF RECORD IN INSTRUMENT NO. 20070817-0098536, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BURGESS MITCHELL BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON THE 2ND DAY OF AUGUST, 2011 IN INSTRUMENT NO. 20110802-0059348, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20060816-0101099 AMENDED IN INSTRUMENT NO. 20070714-0084884; AMENDED AND RESTATED IN INSTRUMENT NO. 20070817-0098536 SUPPLEMENTED IN INSTRUMENT NO. 20121109-0103798; CHARTER OF THE HOA OF THE HOA OF RECORD IN INSTRUMENT NO. 20060823-0103546; EASEMENTS OF RECORD IN BOOK 5799, PAGE 662, BOOK 3644, PAGE 317 AND BOOK 3670, PAGE 396, INSTRUMENT NO. 20020905-01073848, INSTRUMENT NO. 20020909-0109148, INSTRUMENT NO. 20070622-0074712, STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060608-0068199; SUPPLEMENTAL ROW AGREEMENT OF RECORD IN BOOK 4579, PAGE 913 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **501 Bradburn Village Circle Antioch, Tennessee 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 March, 2013.

Burgess Mitchell by John Gleaves, Attorney In Fact

Burgess Mitchell by John Gleaves, Attorney
In Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BURGESS MITCHELL and who acknowledged he executed the same as the free act and deed of the said BURGESS MITCHELL.

Witness my hand and official seal, this the 28th day of March, 2013.

Notary Public
My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.