WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/13 14:28 3 pgs
Fees:18.00 Taxes:300.55
20130711-0071952

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,229.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2013

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

COUNTY OF WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
K CLOYD

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Property Solutions, LLC	Same as New Owner	164 06 0B 075.00
(NAME) 9723 Northfork Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	MST 2013-B0265
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Christopher White, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nashville Property Solutions, LLC**, 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 Unit 118, The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions, record in Instrument No. 20070817- 0098536, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher White, a single person by Warranty Deed from Beazer Homes Corp., dated 03/31/2009 and filed of record in Instrument No. 20090403-0030103, Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2013 tax a lien but not yet due and payable. Subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20060816-0101099, Amended in Instrument No. 20070717-0084884 and in Instrument No. 20070817-0098536; Right of Way Easement of record in Book 3644, Page 317; Book 3670, Page 396; Book 4579, Page 913; Easement of record in Book 5799, Page 662; Grant of Transmission Line Easement of record in Instrument No. 20020905-0107384 and in Instrument No. 20020909-0109148; Charter of record in Instrument No. 20060823-0103546; Quitclaim Deed to The Townhomes of Bradburn Village Homeowners Association Inc. of record in Instrument No. 20060823-0103545; Stormwater Detention Agreement of record in Instrument No. 20060608-0068199; Agreement Regarding Grant of Easement of record in Instrument No. 20070622-0074712; easements, covenants

conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20070817-0098536, Register's Office for Davidson County, Tennessee.

This property, known as 546 Bradburn Village Circle, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 9TH DAY OF July, 2013.

Christopher White

STATE OF TEXAS
COUNTY OF TARRANT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher White, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 day of JULY, 2013.

Courtney Roberts
Notary Public

My Commission Expires: 9-13-16

(SEAL)

NOTARY PUBLIC STATE OF TEXAS
COURTNEY KEVIN ROBERTS JR
My Commission Expires
September 13, 2016

True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

