Davidson County DEEDWARR
Recvd: 12/27/16 16:14 3 pgs
Fees:18.00 Taxes:501.35
20161227-0135973

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 161110095

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $135,500.00.

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2016.

Notary Public
My Commission Expires: 12/28/19

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donna D. Hill	American Mortgage Service Co	Tax Parcel ID No.
566 Bradburn Village Circle	11503 Springfield Pike	164-06-0B-065.00-CO
Antioch TN 37013-2294	Cincinnati, OH 45246	

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, **Elizabeth Noel Berman, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donna D. Hill, an unmarried person**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 108 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 Elizabeth Noel Berman, a single person by Warranty deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20091231-0118754 Register's Office for Davidson County, Tennessee, dated December 18, 2009 and recorded on December 31, 2009.

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.

Taxes for the year 2017, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060816-0101099, amended in Instrument No. 20070717-0084884, amended and restated in Instrument No. 20070817-0098536 and amended in Instrument No. 20121109-0103798, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for HOA in Instrument No. 20060823-0103546, Register's Office for Davidson County, Tennessee.
Quitclaim Deed to HOA in Instrument No. 20060823-0103545, Register's Office for Davidson County, Tennessee.
Easement granted to United State of America for Transmission Line Right of Way in Instrument 200209090109148, Register's Office for Davidson County, Tennessee.
Right of Way Easement to Colonial Pipeline Co. in Book 3670, page 396, Register's Office for Davidson County, Tennessee.
Application for Greenbelt Assessment in Book 8979, pages 986 and 987, Register's Office for Davidson County, Tennessee.
TVA Transmission Line Easement as referenced in Book 5799, page 662, Register's Office for Davidson County, Tennessee.
Right of Way Easement to Colonial Pipeline Co. in Book 3644, page 317, Register's Office for Davidson County, Tennessee.
Supplemental Right of Way Agreement with Colonial Pipeline Co. in Book 4579, page 913, Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement to United States of America in Instrument No. 20020905-0107384, Register's Office for Davidson County, Tennessee.
Sign Lease to The Lamar Corporation in Book 7810, page 637, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement in Instrument No. 20060608-0068199, Register's Office for Davidson County, Tennessee.
Easement for sanitary sewers and/or storm drainage in Instrument No. 20080502-0045461, Register's Office for Davidson County, Tennessee.

This is improved property located at 566 Bradburn Village Circle Antioch TN 37013-2294

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 22nd day of December, 2016.

Elizabeth Noel Berman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Noel Berman, 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 22nd day of December, 2016.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY