BILL GARRETT, Davidson County
Trans:T20170070510 DEEDWARR
Recvd: 08/15/17 08:46 2 pgs
Fees:13.00 Taxes:521.70
20170815-0083438

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$146,000.00~~ $141,000.00 SAG

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 2017.

Notary Public
MY COMMISSION EXPIRES: 9/25/19
File No. G17-8884D

SHARON A. PITMON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Keandrea Taylor, An Unmarried Woman (NAME)	First Bank (NAME)	164-6-B-88 CO
520 Bradburn Village Circle (STREET ADDRESS)	318 Seaboard Lane Ste 205 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Lynetta S. Claiborne, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keandrea Taylor, An Unmarried Woman,** 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 No. 131 on the plan attached as Exhibit A-1 to the Declaration of Covenants, Conditions, and Restrictions for the TOWNHOMES OF BRADBURN VILLAGE, as shown of record in Instrument No. 20060816-0101099, amended in Instrument No. 20070717-0084884, and as amended and restated in Instrument No. 20070817-0098536, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Lynetta S. Clairborne, single woman from Phillip C. Fotineas and Whitney E. Fotineas, husband and wife, by Deed dated June 26, 2015, as Instrument No. 20150701-0063803, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20060816-0101099, amended in Instrument No. 20070717-0084884, amended and restated in Instrument No. 20070817-0098536, and Instrument No. 20121109-0103798, and in any allied instrument(s) referred to in said restrictions.
3. Charter of Homeowner's Association of record in Instrument No. 20060823-0103546, Register's Office for Davidson County, Tennessee.
4. Quit Claim Deed to HOA as recorded in Instrument No. 20060823-0103545, Register's Office for Davidson County, Tennessee.

5. Easement granted to the United States of America for Transmission Line Right of Way as recorded in Instrument No. 20020909-0109148, Register's Office for Davidson County, Tennessee.
6. Right of Way Easement as recorded in Book 3670, page 396, Register's Office for Davidson County, Tennessee.
7. TVA Transmission Line Easement as recorded in Book 5799, page 662, Register's Office for Davidson County, Tennessee.
8. Right of Way Easement to Colonial Pipeline Co. as recorded in Book 3644, page 317, Register's Office for Davidson County, Tennessee.
9. Supplemental Right of Way Agreement with Colonial Pipeline Co. as recorded in Book 4579, page 913, Register's Office for Davidson County, Tennessee.
10. Grant of Transmission Line Easement to United States of America as recorded in Instrument No. 20020905-0107384, Register's Office for Davidson County, Tennessee.
11. Sign Lease to the Lamar Corporation as recorded in Book 7810, page 637, Register's Office for Davidson County, Tennessee.
12. Stormwater Detention Agreement as recorded in Instrument No. 20060608-0068199, Register's Office for Davidson County, Tennessee.
13. Easement for sanitary sewers and/or storm drainage as recorded in Instrument No. 20080502-0045461, Register's Office for Davidson County, Tennessee.
14. Easement to Tennessee Telephone Co. as recorded in Instrument No. 20080807-0081447, Register's Office for Davidson County, Tennessee.
15. Grant of Easement to Comcast of Nashville, I, LLC as recorded in Instrument No. 20170206-0012425, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 520 Bradburn Village Circle, Antioch, TN 37013.

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. Whenever 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 26th day of July, 2017.

Lynetta S. Claiborne

July 26, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Lynetta S. Claiborne, Unmarried, the bargainor(s), with whom I am personally acquainted or proved 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 26th day of July, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066