WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 04/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

Bill Garrett
Batch# 76037
04/03/2018 03:37:37 PM
Fees: $13.00 Taxes: $980.50

Davidson County
DEEDWARR
2 pgs

20180403-0031343

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Therese Byrne	new owner	143-02-0C-016.00
(NAME)	(NAME)	
745 Harpeth Trace Drive, 745		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Heidi Brunner, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Therese Byrne, a single woman**, hereinafter called the GRANTEE(S), her heirs and/or 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. 16, on the Plan of Harpeth Knoll, Planned Unit Development of record in Plat Book 5200, Page 764 and as established by Declaration of Covenants, Conditions and Restrictions of Harpeth Knoll Subdivision of record in Book 6280, Page 478, By-Laws of record in Book 6280, Page 486, amendment of record in Instrument No. 20070405-0041277 and amendment to By-Laws of record in Instrument No. 20170421-0039040, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Heidi Brunner, unmarried by Warranty Deed from Chelsea Mulvey, Sole Heir at Law of Edward F. Mulvey, deceased, dated 04/24/2017 recorded 04/28/2017, of record in Instrument No. 20170428-0041900, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 5200, Page 764, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6280, Page 478, First Amendment to the Declaration of record in Instrument No. 20070405-0041277, By-Laws of record in Book 6280, Page 486, Amendment to the By-Laws of record in Instrument No. 20170421-0039040, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 01R-18 745

reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Deed of Conveyance contained in Warranty Deed of record in Book 6353, Page 228, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6380, Page 201, in the Register's Office for Davidson County, Tennessee.
Grant of Pad Mounted Transformer Easement to the Metropolitan Government of Nashville and Davidson County, Acting by and Through the Electric Power Board of said Government of record in Book 7465, Page 719, in the Register's Office for Davidson County, Tennessee.
Charter contained in Articles of Incorporation of Harpeth Knoll Homeowners' Association of record in Book 6272, Page 636, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of record of Harpeth Knoll Homeowners' Association of record in Book 8176, Page 699, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 745 Harpeth Trace Drive, 745, Nashville, TN 37221
(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), her heirs and/or 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), her heirs and/or 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 hand this 30th day of March, 2018.

Heidi Brunner

State of Ohio
County of Lake

Personally appeared before me Heidi Brunner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2018.

Notary Public C.D. Dellaria
My Commission Expires: 05/01/2021

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

NOTARY PUBLIC STATE OF OHIO

C.D. DELLARIA
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Lake County
My Comm. Exp. 05/01/2021