Bill Garrett Davidson County
Batch# 80499 DEEDWARR
04/13/2018 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $568.69
20180413-0034940

WARRANTY DEED

LACEY CHUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-25-2019

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,760.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-25-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel Heartsfield	Same as new	164-06-0B-004.00
(NAME)	(NAME)	
507 Bradburn Village Circle, 507	owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Brian Shipman and Teresa Shipman, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rachel Heartsfield, a single woman**, hereinafter called the GRANTEE(S), 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. 4 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, amendments of record in Instrument No. 20070717-0084884, Amended and Restated Declaration of record in Instrument No. 20070817-0098536 and Assignment of Developer's Rights of record in Instrument No. 20170802-0078538, 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 Brian Shipman and Teresa Shipman, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated 09/21/2007, recorded 09/25/2007 of record in Instrument No. 20070925-0114029, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20060816-0101099, First Amendment to Declaration of record in Instrument No. 20070717-0084884, Amended and Restated Declaration of record in Instrument No. 20070817-0098536, Assignment of Developer's Rights of record in Instrument No. 20170802-0078538 and Scrivener's Affidavit of record in Instrument No. 20171101-0111800, in the Register's Office for Davidson County, Tennessee. Agreement Regarding Grant of Easement of record in Instrument No. 20070622-0074712, in the Register's Office for Davidson County, Tennessee. Right of Way Easement of record in Book 3644, Page 317, of record in Book 3670, Page 396, in the Register's Office for Davidson County, Tennessee. Easement contained in Supplemental Right of Way Agreement of record in Book 4579, Page 913, in the Register's Office for Davidson County, Tennessee. Easement contained in Installment Deed of record in Book 5799, Page 662, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Instrument No. 20020909-0109148, in the Register's Office for Davidson County, Tennessee. Easement contained in Stormwater Detention Agreement of record in Instrument No. 20060608-0068199, in the Register's Office for Davidson County, Tennessee. Corporate Conveyance of Easement of record in Instrument

No. 20080807-0081447, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument No. 20170206-0012425, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Instrument No. 20060823-0103545, in the Register's Office for Davidson County, Tennessee. Charter of The Townhomes of Bradburn Village Homeowners Association, Inc., of record in Instrument No. 0060823-0103546, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 507 Bradburn Village Circle, 507, 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 GRANTEE(S), 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), 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 our hands this 12th day of April, 2018.

Brian Shipman

Teresa Shipman

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 12th day of April, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Lacey Chumley, 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 Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Lacey Chumley, 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: 5-19-2020

{Notary' Seal}

