WARRANTY DEED

Bill Garrett Davidson County
Batch# 83577 **DEEDWARR**
04/23/2018 09:37:35 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180423-0037808

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$225,000.00.**

Affiant

Subscribed and sworn to before me this 19th day of April, 2018

Notary Public
My Commission expires: 2-22-20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nathan M. Scarlett	Ascend Federal Credit Union	062-02-0A-264.00CO
3237 Cain Harbor Drive	520 Airpark Drive	
Nashville, TN 37214	Tullahoma, TN 37388	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tyrus Brando, as a single man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nathan M. Scarlett and Diana Scarlett, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of Final Plat of River Trace Estates, Phase 1, Section 4 and 5 of record in Plat Book 9700, Page 409, 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 Tyrus Brando, as a single man from Matthew Gletner and wife, Stacey Gletner by Warranty Deed on January 16, 2008, of record in Instrument Number 20180118-0005984, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on Plan of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, Page 747, Register's Office for Davidson County, Tennessee.
- Charter of River Trace Homeowner's Association, Inc., of record in Book 6851, Page 363, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to River Trace Homeowner's Association, Inc., of record in Book 7907, Page 168, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6851, Page 390, Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 658, page 698, Book 1163, page 341, Book 3959, page 595, Book 6583, page 698, and Book 7030, page 798, Register's Office for said County; Flowage Easement of record in Book 2022, page 83, Register's Office for said County; Easement of record in Book 3959, page 595, Register's Office for said County; Grant and Agreement of record in Book 7030, page 798, Register's Office for said County; Slope Easement of record in Book 7296, page 484, Register's Office for said County; Sewer Easement of record in Book 7097, page 135, Book 7097, page 140, and Book 7097, page 149, Register's Office for said County; Subject to all matters on Boundary Plat of record in Plat Book 6250, page 995, Register's Office for said County; Open Space Easement of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3237 Cain Harbor Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 19, 2018.

Tyrus Brando

Tyrus Brando

STATE OF TENNESSEE
COUNTY OF Dawson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tyrus Brando,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 19, 2018

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY