Bill Garrett Davidson County
Batch# 116351 DEEDWARR
07/13/2018 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20180713-0068248

WARRANTY DEED

OLIVIA WAGGONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

B-BR-18-1021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jack Mitchell Simon and Andrea Claire Brinker Simon	New Owner	
(NAME)	(NAME)	
1021 Summerview Court		**141-07-0B-178.00-CO**
(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 consideration, the receipt of which is hereby acknowledged, **BERNARD J. BROCK AND SHELLY BROCK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACK MITCHELL SIMON AND ANDREA CLAIRE BRINKER SIMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 183 on the Plan of Somerset Farms Section 4 Phase 4 of record in Plat Book 9700, Page 658, 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 Bernard J. Brock and Shelly Brock, husband and wife by Warranty deed from Matthew J. Borkon, and wife, Megan Borkon of record in Instrument No. 20161110-0119142 Register's Office for Davidson County, Tennessee, dated November 07, 2016 and recorded on November 10, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 658, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8556, Page 11, Book 9383, page 526, Book 9662, page 869, Book 10190, page 182, Book 10410, page 89, Book 8556, page 25 and Book 11433, Page 936, Register's Office for Davidson County, Tennessee.
- The Charter of Somerset Farms Condominiums Homeowners' Association, Inc. of record in Book 7382, Page 225, as amended in Book 7820, page 608, Book 8235, page 521 and Book 8584, page 20, in the Register's Office for Davidson County, Tennessee.
- Easement recorded in Book 7349, page 564, retained.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1021 Summerview Court, Nashville, Tennessee 37221**.

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), their heirs and 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), their heirs and 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/our hand(s) this the 12th DAY OF JULY, 2018.

Bernard J. Brock by Paul Hinman, Attorney in Fact

Shelly Brock by Paul Hinman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BERNARD J. BROCK AND SHELLY BROCK, and who acknowledged he/she/they executed the same as the free act and deed of the said BERNARD J. BROCK AND SHELLY BROCK.

Witness my hand and official seal, this the 12th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Bradley T. Bald, 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 DAVIDSON

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Bradley T. Bald** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020