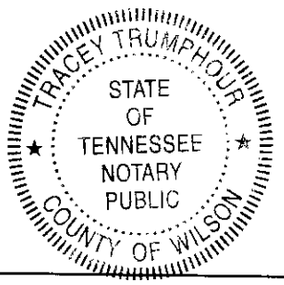
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle Jarrett	Kyle Jarrett	07507027400
(NAME)	(NAME)	
811 Rachels View	1808 Ashmore Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 146134 **DEEDWARR**
09/27/2018 01:03:52 PM 2 pgs
Fees: $13.00 Taxes: $259.00

20180927-0095923

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, I/we Diana D. Braddock, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kyle Jarrett and Brittney Jarrett, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 51B on the Plan of Zone Lot Division of Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, 79, Rachel's Square, Section Two, (now known as Colony Downs), of record in Plat Book 6250, Page 541, amending Plat Book 5200, Pages 623-625, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Diana D. Vaughn and husband, David M. Vaughn by Quitclaim Deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, F.A., dated 08/13/1991, recorded 8/15/1991, of record in Book 8421, Page 323; being further conveyed to Diana Lynn David Vaughn by Agreed Order of record in Book 9102, Page 354, in the Register's Office for Davidson County, Tennessee. The said Diana D. Vaughn having since married and now known as Diana D. Braddock. David R. Braddock, spouse of Diana D. Braddock having since died August 1, 2004.

This property was never the marital residence.

Diana D. Vaughn, Diana Lynn David Vaughn and Diana D. Braddock are all one and the same person.

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 6250, Page 541, amending Plat Book 5200, Pages 623-625, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 6455, Page 135, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 6619, Page 777, Amendment to

Declaration of record in Book 8030, Page 757, in the Register's Office for Davidson County, Tennessee; Grant of Easement of record in Instrument No. 20120521-0043892 and Instrument No. 20150211-0012558, in the Register's Office for Davidson County, Tennessee; Notice of Recording of record in Book 11627, Page 594, Instrument No. 20070619-0073174, in the Register's Office for Davidson County, Tennessee; Charter of Rachel's Square Homeowners Association of record in Book 6683, Page 576, in the Register's Office for Davidson County, Tennessee; Charter of Colony Downs Homeowner's Association of record in Book 8030, Page 759, 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 ☒ 811 Rachels View, Hermitage, TN 37076

(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), his/her/their 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), his/her/their 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 hands this 20th day of September, 2018.

Diana D. Braddock

Diana D. Braddock

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diana D. Braddock the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of September, 2018.

Tracey Trumphour

Notary Public: _____

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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