Karen Y Johnson Davidson County
Batch# 148557 DEEDWARR
10/03/2018 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $991.23
20181003-0098208

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

O-VRES-18-804

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)
Franklin Daniel Brabson	Legends Bank	
(NAME)	(NAME)	
804 Travis Springs Dr.	310 N. First St.	**034-07-0A-040.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Clarksville TN 37040	
(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, **EMILY F. BURROW, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANKLIN DANIEL BRABSON AND ELEANOR H. BRABSON, HUSBAND AND WIFE,** 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. 8 on the Plan of Resubdivision, Phase Two, Harbor Village of record in Plat Book 8250, Page 624, 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 Emily F. Burrow, unmarried by Warranty deed from Deercreek Associates, L.L.C. of record in Book 10549, page 665, Register's Office for Davidson County, Tennessee, dated June 28, 1999 and recorded on June 30, 1999 and corrected in Instrument No. 20030506-0060066.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 886, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Harbor Village Boundary Plat of record in Plat Book 6250, Page 626, 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 6628, Page 577, Book 6646, page 543, Book 10672, page 743, Instrument No. 20010817-0089318, as amended in Instrument No. 20070205-0014894, Instrument No. 20170808-0081338 and Instrument No. 20170918-0095380, as corrected in Instrument No. 20171219-0129364, Register's Office for Davidson County, Tennessee;
- Charter of Harbor Village P.U.D. Association, Inc. of record in Book 6635, Page 254, in the Register's Office for Davidson County, Tennessee;
- Quitclaim Deed to Harbor Village P.U.D. Association, Inc. of record in Instrument Number 20110211-0012143 and Instrument No. 20171214-0127541, in the Register's Office for Davidson County, Tennessee;
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110930-0075699, in the Register's Office for Davidson County, Tennessee;
- Easements for sanitary sewers/storm drainage of record in Book 7026, Page 714, Book 7026, page 916, Book 7121, page 202, in the Register's Office for Davidson County, Tennessee;
- Conveyance Deed to Metro Government for sanitary sewers of record in Book 10623, Page 851, 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 4224, Page 208, and Book 5589, Page 831, in the Register's Office for Davidson County, Tennessee;
- Easement granted to Hendersonville Utility District in Final Agreed Order of record in Book 5970, Page 679, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **804 Travis Springs Dr., Madison, Tennessee 37115**.

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 2nd DAY OF OCTOBER, 2018.

Emily F Burrow

Emily F. Burrow

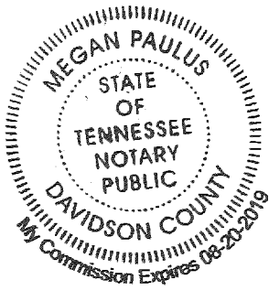
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY F. BURROW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

