Karen Y Johnson Davidson County
Batch# 150685 DEEDWARR
10/11/2018 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $587.93
20181011-0100770

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-CPC-18-548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,900.00

Debbie Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2018.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 5/5/20
(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)
Christie D. McClain	SWBC Mortgage Corp.	
(NAME)	(NAME)	
548 Bradburn Village Circle	9311 San Pedro # 100 San Antonio, TX 78216	164-6-B-74.00CO
(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 consideration, the receipt of which is hereby acknowledged, **JENNIFER L. COLEMAN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTIE D. MCCLAIN, UNMARRIED,** 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 Unit No. 117 on the Plan of the Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, 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 Jennifer L. Coleman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded April 29, 2009 in Instrument No. 20090429-0038878, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20060816-0101099, amended in Instrument No. 20070717-0084884, amended and restated in Instrument Nos. 20070817-0098536, 20121109-0103798, 20180266-0017976 and 20180713-0068064, Register's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights of record in Instrument No. 20170802-0078538, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20060823-0103546, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA in Instrument 20060823-0103545, Register's Office for Davidson County, Tennessee.
- Easement granted to United State of America for Transmission Line Right of Way in Instrument 20020909-0109148, Register's Office for Davidson County, Tennessee.
- Right of Way Easement to Colonial Pipeline Co. in Book 3670, Page 396, Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment in Book 8979, Pages 986 and 987, Register's Office for Davidson County, Tennessee.
- TVA Transmission Line Easement as referenced in Book 5799, Page 662, Register's Office for Davidson County, Tennessee.
- Right of Way Easement to Colonial Pipeline Co. in Book 3644, Page 317, Register's Office for Davidson County, Tennessee.
- Supplemental Right of Way Agreement with Colonial Pipeline Co. in Book 4579, Page 913, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement to United States of America in Instrument 20020905-0107384, Register's Office for Davidson County, Tennessee.
- Sign Lease to The Lamar Corporation in Book 7810, Page 637, Register's Office for Davidson County, Tennessee.

- Stormwater Detention Agreement in Instrument 20060608-0068199, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage in Instrument 20080502-0045461, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **548 Bradburn Village Circle, Antioch, Tennessee 37013**.

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 10th DAY OF OCTOBER, 2018.

Jennifer L. Coleman

Jennifer L. Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER L. COLEMAN, 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 10th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.