Karen Y Johnson Davidson County
Batch# 156504 DEEDWARR
11/05/2018 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $562.40
20181105-0109094

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 2916819

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2018.

Notary Public
My commission expires: 4/22/2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

13-1810-133202

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mary C. Sanderson 559 Bradburn Village Circle Antioch TN 37013	New Owner	164-06-0-B-030.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Maenett Richards, a single person,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mary Cynthia Sanderson, a single woman,** hereinafter called the Grantees, their successors and 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 Unit No. 30, on the Plan of Townhomes of Bradburn Village, a Horizontal Property Regime, as established by the Declaration of Covenants, Conditions, and Restrictions with By-Laws appended of record in Instrument No. 20060816-0101099; Instrument No. 20070717-0084884; Instrument No. 20070817-0098536; Instrument No. 20121109-0103798; Instrument No. 20180226-0017976; Instrument No. 20180713-0068064; and Instrument No. 20180924-0094137, together with Easements as shown on the plat of the Townhomes of Bradburn Village, described in Exhibit "A" and depicted on Exhibit "A-1" of the of record in Instrument No. 20060816-0101099; as amended in Instrument No. 20070717-0084884; and Instrument No. 20070817-0098536, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maenett Richards, a single person by deed from Beazer Homes Corp., a Tennessee Corporation, dated March 27, 2009, recorded April 9, 2009, of record in Instrument No. 20090409-0032549, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 559 Bradburn Village Circle, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 31st day of October, 2018.

Maenett Richards

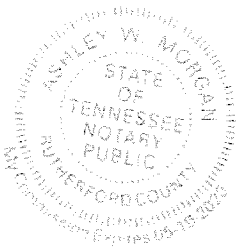
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Maenett Richards,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN this 31st day of October, 2018.

State of Tennessee at Large

My Commission expires: 05-19-20



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

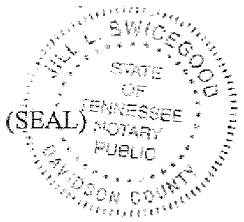
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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