WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 161473 DEEDWARR
11/15/2018 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $862.10
20181115-0112814

R-BR-18-03116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

VERIFIED BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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)
Terri Hayden and Randy L Hendricks, II	New owner at	
(NAME)	(NAME)	**059-04-0A-005.00-CO**
3116 Bridgepoint Drive	property address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **CECELIA G. THOMAS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRI HAYDEN, UNMARRIED, AND RANDY L HENDRICKS, II, 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 Lot No. 153 on the Final Plat of Phase I, Brook View Subdivision of record in Instrument No. 20050209-0015100, 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 Cecelia G. Thomas, unmarried by Warranty Deed from Kenneth O. Aibangbee of record in Instrument No. 20100405-0025309, Register's Office for Davidson County, Tennessee, dated March 31, 2010 and recorded on April 05, 2010.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record as Instrument Number 20050209-0015100, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050207-0013977, as amended and supplemented in Instrument No. 20050311-0027337, Instrument No. 20051102-0132731, Instrument No. 20060512-0055855 and Instrument No. 20060512-0055856, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Brookview Homeowner's Association, Inc. of record in Instrument Number 20110421-0030898, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20050208-0014672, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Sanitary Sewers and/or Storm Drainage of record in Book 5055, Page 368, Book 5750, Page 91, Book 6764, Page 59 and Book 11472, Page 960, in the 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: **3116 Bridgepoint Drive, Nashville, Tennessee 37207.**

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 14th DAY OF NOVEMBER, 2018.

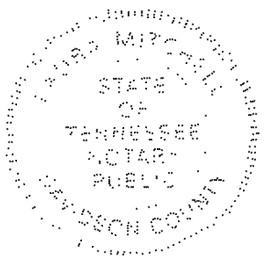
Cecelia G. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CECELIA G. THOMAS, 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 14th of November, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



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

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019