Karen Johnson Davidson County
Batch# 202117 DEEDWARR
03/06/2019 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $604.95
20190306-0020214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KELLY E COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Y-VRES-19-553 34645

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)
Christopher D. George and Diane George	Loan Depot.com, LLC	
(NAME) **553 Bradburn Village Circle**	(NAME) 26642 Towne Centre Dr.	**164-6-B-27.00CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Foothill Ranch, CA 92610	
(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, **SHANNON TICE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER D. GEORGE AND DIANE GEORGE, 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 Unit No. 27 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 Shannon Tice, unmarried woman, by Warranty Deed from Toni Whitfield-Anderson, a married woman, recorded December 8, 2015 in Instrument No. 20151208-0123370, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, amended in Instrument No. 20070717-0084884, amended and restated in Instrument No. 20070817-0098536, amended in Instrument Nos. 20121109-0103798, 20180226-0017976, 20180713-0068064 and 20180924-0094137, 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 No. 20060823-0103546, corrected in Instrument No. 20171101-0111800, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA in Instrument No. 20060823-0103545, Register's Office for Davidson County, Tennessee.
- Easement granted to United State of America for Transmission Line Right of Way in Instrument No. 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 No. 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 No. 20060608-0068199, Register's Office for Davidson County, Tennessee.

- Easement for sanitary sewers and/or storm drainage in Instrument No. 20080502-0045461, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20170206-0012425, 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: **553 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 28th DAY OF FEBRUARY, 2019.

Shannon Tice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON TICE, 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 28th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

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

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

