WARRANTY DEED

Karen Johnson Davidson County
Batch# 209338 DEEDWARR
03/25/2019 10:26:11 AM 2 pgs
Fees: $13.00 Taxes: $826.76

20190325-0026624

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 6/18/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wendy B. Owens Bradley R. Owens	Wendy B. Owens	149 03 0I 002.00
(NAME)	(NAME)	
2558 Willowbranch Dr.	2558 Willowbranch Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Alec Purdie and Lynlee Purdie, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wendy B. Owens and Bradley R. Owens, wife and husband,** hereinafter called the GRANTEES, their heirs 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. B on the Plan of "2558-A & 2558-B Willow Branch Drive Townhomes", a horizontal property regime with private elements, as shown on Exhibit "A" *(erroneously shown as Exhibit "D" on prior deeds)* of the Declaration of Covenants, Conditions and Restrictions for 2558-A & 2558-B Willow Branch Drive Townhomes of record in Instrument Number 20160321-0026636, 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 Alec Purdie and wife, Lynlee Purdie by Warranty Deed from Moss Springs, LLC, dated July 28, 2017 and recorded August 2, 2017 in Instrument Number 20170802-0078465, in the Register's Office for Davidson County, Tennessee.

Subject to the 2019 taxes which have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to all matters shown on prior plat of record in Plat Book 6250, Pages 391 and 392, and Surveyor's Certificate of Correction in Book 6525, Page 812, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws, including Plan attached as Exhibit "A" for "2558-A & 2558-B Willow Branch Drive Townhomes" of record in Instrument Number 20160321-0026636, said Register's Office.

Subject to Deed Restrictions in Book 1489, Page 75 and Book 1494, Page 289, said Register's Office.

Subject to Right-of-Way Conveyances of record in Book 2905, Page 435 and Book 2905, Page 495, said

Register's Office.

unimproved ☐

This is improved ☑ property, known as 2558 Willowbranch Dr., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hands this 22nd day of March, 2019.

Alec Purdie

Lynlee Purdie

State of Tennessee
County of Sumner

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

WITNESS my hand and seal this 22nd day of March, 2019.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

File No.: 20191898