WARRANTY DEED

Karen Johnson Davidson County
Batch# 232904 DEEDWARR
05/21/2019 01:28:43 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190521-0047971

G-RF-19-6033

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

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

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)
Durana Temor	**Farmington Mortgage, a Division of CAPSTAR Bank**	
(NAME)	(NAME)	
6033 Ridge Farm Place	**2002 Richard Jones Road, Suite A300**	**171-12-0A-052.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Nashville, TN 37215**	
(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, **TAYLOR A. LAGRANGE AND CHRISTIE L. LAGRANGE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DURANA TEMOR, AN UNMARRIED WOMAN,** 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. 51 on the Plan of Section Two, Addition to Brelan Park at Saddlewood of record in Plat Book 7900, Page 963, 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 Taylor A. LaGrange and Christie L. LaGrange, husband and wife by Warranty deed from Linda C. Cross and husband, Charles L. Cross of record in Instrument No. 20120605-0048896 Register's Office for Davidson County, Tennessee, dated May 30, 2012 and recorded on June 05, 2012.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 963, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8891, Page 850; supplemented in Book 9462, Page 398; amended and restated in Book 9480, Page 387, Book 9670, Page 494 and Instrument No. 20180608-0055204, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Brelan Park at Saddlewood Homeowner's Association of record in Book 9462, Page 547, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Brelan Park at Saddlewood of record in Book 8891, Page 869, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common areas of record in Book 10370, Page 281, in the Register's Office for Davidson County, Tennessee.
- Codes Administration Agreement of record in Book 6012, Page 981, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 9401, Page 827, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers/Storm Drainage of record in Book 7883, Page 311, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 9401, Page 832, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment of record in Book 8886, Page 794 and Book 8886, Page 793, in the

Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6033 Ridge Farm Place, Brentwood, Tennessee 37027**.

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 16th DAY OF MAY, 2019.

Taylor A. LaGrange

Christie L. LaGrange

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAYLOR A. LAGRANGE, 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 16th of May, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTIE L. LAGRANGE, 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 16th of May, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
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Nashville, TN 37212