WARRANTY DEED

Karen Johnson Davidson County
Batch# 235443 DEEDWARR
05/28/2019 02:56:44 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20190528-0050239

DANIEL WORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

J-DTN-19-2088

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Annesther Bush	**Cardinal Financial Company, LP**	
(NAME) **2088 Nashboro**	(NAME) **3701 Arco Corporate Drive, Suite 200**	**135-12-0B-036.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Charlotte, NC 28273**	
(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, **BRANDON SIMPSON, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNESTHER BUSH, A SINGLE 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:

Lot 36, on the Plan of Horizontal Property Regime Private Element Plat NASHBORO VILLAGE-TRACT 7, as shown on plat of record in Plat Book 11700, Page 49 and 50, which amends the plat of record in Book 4660, Page 156 in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandon Simpson, an unmarried man, by Warranty Deed from The Estate of Kerry L. Pentecost, of record in Instrument No. 20150921-0095364, in the Register's Office of Davidson County, Tennessee, dated August 26, 2015 and recorded on September 21, 2015.

This conveyance is subject to:

- County of DAVIDSON taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NASHBORO VILLAGE-TRACT 7, as recorded in Plat Book 11700, Page(s) 49.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 11703, Page 520, amended at Instrument No. 200003150027171, 20050222-0018813 and Consent at Instrument No. 20010322-0027768.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14, amended in Book 5469, Page 840 and in Book 7751, Page 907, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and provisions of By-Laws of Nashboro Village Sites 8, 9 and 10 Homeowners Association recorded in Instrument No. 20180612-0056546.
- Charter in Book 11703, Page 518
- Parking Rules at Instrument No. 20091105-0102438, amended at Instrument Nos. 20190313-0023223 and 20110923-0073937
- Easement recorded in Book 8870, Page 887.
- Easement recorded in Book 8870, Page 932.
- Easement recorded in Book 4815, Page 425.

- Easement recorded in Book 4868, Page 74.
- Easement recorded in Instrument No. 20001012-0101575.
- Easement recorded in Book 10110, Page 854.
- Easement recorded in Book 10110, Page 860.
- Stormwater Detention Agreement at Instrument No. 20010314-0024179
- Common Space at Instrument No. 20001010-0100360
- Open Space in Book 4860, Page 74
- Judgment on Declaration of Taking in Book 4254, Page 410
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2088 Nashboro, Nashville, Tennessee 37217**.

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 23rd DAY OF MAY, 2019.

BRANDON SIMPSON BY _____ AS ATTORNEY IN FACT
Brandon Simpson by Henry Miller, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY MILLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRANDON SIMPSON, and who acknowledged he/she/they executed the same as the free act and deed of the said BRANDON SIMPSON.

Witness my hand and official seal, this the 23rd of May, 2019.

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

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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