Karen Johnson Davidson County
Batch# 241147 DEEDWARR
06/10/2019 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20190610-0055611

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/08/19
(AFFIX SEAL)

JM-RF-19-3272

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)
Terrence Adiko	Churchill Mortgage Corp.	
(NAME)	(NAME)	
3272 Cain Harbor Drive	7101 Old Hickory Blvd. #400	062-02-0A-311.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(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, **JEFFREY H. BROOKS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRENCE ADIKO, A SINGLE MAN,** 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. 276 on the Plan of Final Plat of River Trace Estates Phase 2 - Section 6 of record in Plat at Instrument No. 20010605-0058138, 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 Jeffrey H. Brooks, married by Cash Deed for Tennessee deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20090506-0041781 Register's Office for Davidson County, Tennessee, dated May 01, 2009 and recorded on May 06, 2009.

The said Jeffrey H. Brooks has since divorced. His spouse was specifically divested from the subject property upon entry of the final divorce decree and marital dissolution agreement filed in Case No. 150363 in the Chancery Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Instrument No. 20010605-0058138, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, Page 747 and Instrument No. 20011126-0128569, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6851, Page 390, in the Register's Office for Davidson County, Tennessee.
- Charter for River Trace Estates HOA of record in Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 7907, Page 168, in the Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Plat Book 6250, Page 995, in the Register's Office for Davidson County, Tennessee.
- TVA Line easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
- Flowage easement of record in Book 2022, Page 83, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 3959, Page 595, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 7030, Page 798, in the Register's Office for Davidson County, Tennessee.
- Slope easement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee.
- Easement for sewer facilities of record in Book 7097, Page 135, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer line easement of record in Book 7097, Page 140 and Book 7593, Page 523, in the

Register's Office for Davidson County, Tennessee.
- Water main easement of record in Book 7097, Page 149 and Book 7593, Page 565, 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: **3272 Cain Harbor Drive, Nashville, Tennessee 37214**.

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 24th DAY OF MAY, 2019.

Jeffrey H. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY H. BROOKS, 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 24th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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 (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019