Karen Johnson Davidson County
Batch# 243490 DEEDWARR
06/14/2019 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $717.80
20190614-0057457

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-22-22
(AFFIX SEAL)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0387

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cassandra Marie Neal	NEW OWNER	Map: 149150B03700CO
(NAME) 1515 Bridgecrest Dr. Unit 116	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-FOUR THOUSAND AND NO/100 DOLLARS ($194,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES BROWN AND WIFE, JANICE BROWN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CASSANDRA MARIE NEAL, UNMARRIED WOMAN

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. 116 on the plan of Final Plat, Cambridge Forest Townhomes, of record in Instrument 20020710-0083055, and re-recording of Plat in Instrument Number 20040224-0020966 Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles Brown, an unmarried man, by deed from The Craig Company, a Tennessee Corporation, of record in Instrument No. 20051021-0127040, dated October 13, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument Number 20020710-0083055 and re-recorded in Instrument Number 20040224-0020966, said Register's Office.

Charter for HOA of record in Book 10343, Page 769, said Register's Office.

Storm Water Detention Agreement of record in Book 10805, Page 497, Book 7632, Page 962 and Instrument Number 20010202-0010454, said Register's Office.

Telephone Line Easement of record in Book 1207, Page 529, said Register's Office.

Agreement of record in Book 1147, Page 148, said Register's Office.

Sewer and Drainage Easement of record in Book 6881, Page 320, Book 7453, Page 445 and Book 8795, Page 158, said Register's Office.

Roadway Easement of record in Chancery Book 3, Page 26, said Register's Office.

All matters of record in Plat Book 6900, Pages 561 & 562, said Register's Office.

Easement to Comcast of Nashville I, LLC of record in Instrument Number 20121114-0104688, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 10332, Page 1 and amended in Book 10774, Page 723, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10332, Page 1 and amended in Book 10774, Page 723, Instrument Number 20030806-0112013, amended in Instrument Number 20160412-0034960, Instrument Number 20160412-0034961, Instrument Number 20160412-0034962, Instrument Number 20160412-0034963, Instrument Number 20160412-0034964, Instrument Number 20160502-0042419, Instrument Number 20160502-0042420, Instrument Number 20160502-0042421, Instrument Number 20160502-0042422, Instrument Number 20180607-0054595, Instrument Number 20190308-0021543, Instrument Number 20190308-0021544, Instrument Number 20030806-0117013 and amended in Instrument Number 20180607-0054594, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1515 Bridgecrest Dr. Unit 116, Antioch, TN 37013
(House No.) (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 our hands this 13th day of June, 2019.

Charles Brown

Janice Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 13th day of June, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

