(VA)

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $~~159,900.00~~

Affiant

Subscribed and sworn to before me, this 12 day of June, 2019

Notary Public

My commission expires: 8/22/22

Vanessa E. Allen
STATE OF TENNESSEE
NOTARY PUBLIC
Rutherford County

Karen Johnson Davidson County
Batch# 243760 **DEEDWARR**
06/17/2019 10:26:59 AM 2 pgs
Fees: $13.00 Taxes: $591.63

20190617-0057840

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Drake Wood	First Community Mtg.	**164060B05500CO**
611 Bradburn Village Circle	262 Robert Rose Dr. Ste. 200	
Antioch, TN 37013	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

April A. Smith, unmarried

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

Joseph Drake Wood, single man

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. 55 on the Plan of The Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, First Amendment in Instrument No. 20070717-0084884, and as shown on Exhibit "A-1" in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to April A. Smith, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated May 27, 2011, of record in Instrument No. 20110601-0041511, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20060816-0101099, amended in Instrument Nos. 20070717-0084884, 20070817-0098536, and 20180713-0068064 , said Register's Office.

HOA Charter of record in Instrument No. 20060823-0103546, as corrected by Scrivener's Affidavit of record in Instrument No. 20171101-0111800, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property known as 611 Bradburn Village Circle, Antioch, TN 37013.

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 in 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.

April A. Smith Date: 6/12/19

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, April A. Smith, the within named Grantor(s), 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, at office, this 12 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY