WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $602,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

KAYLA TABOR WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF

Y-BR-19-02523

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)
Karin Larsen and Martin Larsen	New owners	
(NAME)	Karen Johnson Davidson County	
2523 Brittany Dr	Batch# 245297 **DEEDWARR**	**083-12-0M-002.00-CO**
(ADDRESS)	06/19/2019 09:53:55 AM 2 pgs	
Nashville, TN 37206	Fees: $13.00 Taxes: $2,229.25	
	20190619-0058940	
(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, **JILLIAN EDWARDS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARIN LARSEN AND MARTIN LARSEN, WIFE AND HUSBAND,** 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:

A certain Townhome located in Davidson County, Tennessee, being Unit No. B of 2523 Brittany Drive, A Horizontal Property Regime With Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2523 Brittany Drive, A Horizontal Property Regime With Private Elements of record in Instrument Number 20170606-0056351, as amended in Instrument Number 20170816-0084132, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Jillian Edwards, an unmarried woman by Warranty deed from BCG Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180907-0088978 Register's Office for Davidson County, Tennessee, dated September 05, 2018 and recorded on September 07, 2018.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 166, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170606-0056351 and amended in Instrument Number 20170816-0084132 , 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: **2523 Brittany Dr, Nashville, Tennessee 37206**.

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 17th DAY OF JUNE, 2019.

Jillian Edwards by John Gleaves, 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, JOHN GLEAVES, 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 JILLIAN EDWARDS, and who acknowledged he/she/they executed the same as the free act and deed of the said JILLIAN EDWARDS.

Witness my hand and official seal, this the 17th of June, 2019.

Notary Public
My Commission Expires:
(SEAL)

