WARRANTY DEED

Karen Johnson Davidson County
Batch# 261675 DEEDWARR
07/24/2019 03:22:35 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20190724-0072801

J-FB-19-720

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 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)
David A. Hines	**New Owner**	
(NAME)	(NAME)	**43-2-114.00**
104 Allen Court South		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **SCOTT BRISSON, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID A. HINES, MARRIED,** 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:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Farview, Section Three, of record in Plat Book 3700, Page 113, Register's Office for said County, and described as follows:

Said Lot No. 95 fronts 73 feet on the easterly side of May Drive and extends back between parallel lines, 140 feet to a dead line.

Tract II:

Land in Davidson County, Tennessee, and being a portion of Reserved Parcel B on the Plan of Farview, Section Three, of record in Plat Book 3700, Page 113, Register's Office for said County, described as follows:

Beginning at an iron pin at the easternmost common corner of Lots 94 and 95 of Farview, Section Three; thence with the easterly line of Lot 95, N 21 deg. 31' 00" W 73.00 feet to an iron pin; thence leaving the easternmost common corner of Lots 95 and 96, N 68 deg. 26' 57" E 146.27 feet to an iron pin; thence S 17 deg. 20' 02" E 73.20 feet to an iron pin; thence S 68 deg. 26' 57" W 140.93 feet to the point of beginning, containing 0.24 acres, more or less.

Being the same property conveyed to Scott Brisson, married by Warranty Deed from John Chandler Israel and wife, Erin L. Israel, recorded May 6, 2019 in Instrument No. 20190506-0042299, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Chandler Israel and wife, Erin L. Israel by Warranty Deed from Wanda H. Hyde, unmarried, recorded October 23, 1998 in Book 11167, Page 12, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantor or Grantee.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 3700, Page 113, amended in Book 4185, Page 234, Register's Office for Davidson County, Tennessee.
• Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 4114, Page 452, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is

exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7426, Page 291, Register's Office for Davidson County, Tennessee.
- Easement for TVA Transmission Line as shown on Plat of record in Book 3700, Page 113, Register's Office for Davidson County, Tennessee.
- As stated in Deed in Book 11167, Page 12, Mortgage Loan Inspection prepared by John Kohl & Company, P.C. dated October 9, 1998, indicates 1.5 feet of neighbor's asphalt drive and fence line exceed the property line.
- Subject to 2019 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **720 May Drive, Madison, Tennessee 37115**.

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 JULY, 2019.

Scott Brisson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT BRISSON, 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 23rd of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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