WARRANTY DEED

Karen Johnson Davidson County
Batch# 265248 DEEDWARR
08/01/2019 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20190801-0076127

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$202,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July,2019.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 164
Ashly E. Martella	New Owner	GROUP 06 0B
646 Bradburn Village Cir	"	PARCEL 119.00
Antioch TN 37013	"	

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 acknowledged, we,

Freddie Richard Holland, Jr. and Charles B. McDavid,III, married to each other

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ashly E. Martella, a single 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:

Being all of Unit No. 76, on the Plan of The Townhomes of Bradburn Village, Phase 3B, as shown on Exhibit A of the Supplementary Declaration of Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument No. 20180226-0017976, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Freddie Richard Holland, Jr and Charles B. McDavid, III, by warranty deed from Ole South Properties, Inc., a Tennessee Corporation dated November 2, 2018 and filed of record as Instrument No. 20181107-0110285, in the Register's Office for Davidson County, Tennessee. (for value or consideration of $199,990.00)

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following: 2019 taxes and subsequent years.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument No. 20060816-0101099, Amended in First Amendment of record in Instrument No. 20070717-0084884, Amended and Restated in Instrument No. 20070817-0098536 and Instrument No. 20121109-0103798, and of record in Instrument No. 20180226-0017976 and Instrument No. 20180713-0068064; Restrictions of record in Instrument No. 20070817-0098536 and Instrument No. 20121109-0103796; Right of Way Easement of record in Book 3644, page 317; Right of Way Easement of record in Book 3670, page 396; Supplemental Right of Way Agreement of record in Book 4579, page 913; Easements of record as referenced in Installment Deed of record in Book 5799, page 662; Grant of Transmission Line Easement of record in Instrument No. 20020909-109148; Stormwater Detention Agreement of record in Instrument No. 20060608-0068199; Charter of Homeowners Association of record in Instrument No. 20060823-0103546; Agreement Regarding Grant of Easement of record in Instrument No. 20070622-0074712; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20080502-0045461; Grant of Easement of record in Instrument No. 20170206-0012425; Tennessee Valley Authority Line and Pipeline Easement mentioned in Book 4728, page 63; Assignment of Developer's Rights Under Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Bradburn Village, as amended, appearing as Instrument No. 20170802-0078538, and Supplement Declaration of record in Instrument No. 20180226-017978; Access Utility and Drainage Easement of record in Instrument No. 20171229-0132505; and to any and all matters shown on said plat and survey of record in Instrument No. 20180226-0017976 all of said Register's Office.

This is improved property known as **646 Bradburn Village Drive, Nashville, Tennessee 37013**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 31st day of July, 2019.

Freddie Richard Holland, Jr.

Charles B. McDavid, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Freddie Richard Holland, Jr. and Charles B. McDavid, III, with whom I am personally acquainted, (or who 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 31st day of July, 2019.

NOTARY PUBLIC

My Commission Expires: Jan 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Smith.Sholar.Milliken.PLLC.
846 Conference Drive, STE 4
Goodlettsville, TN 37072

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, Trudy Milliken, 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, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY