Karen Johnson Davidson County
Batch# 268735 DEEDWARR
08/08/2019 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $599.77
20190808-0079101

Warranty Deed

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12-15-2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $162,100.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2019.

Notary Public

My commission expires: 12/15/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kemissa Polynice Germinca Polynice Djouby Bazile	New Owner	164-06-0B-087.00-CO
522 Bradburn Village Circle		
Nashville, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRANDON L. CATHEY, AN UNMARRIED MAN AND BRANDON L. BROWN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEMISSA POLYNICE,* GERMINCA POLYNICE,* AND DJOUBY BAZILE,*** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* Single,

Land in Davidson County, Tennessee, being Unit No. 130 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit " A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Brandon L. Cathey, an unmarried man and Brandon L. Brown, an unmarried man by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20080528-0054110 Register's Office for Davidson County, Tennessee, dated May 22, 2008 and recorded on May 28, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 522 Bradburn Village Circle, Nashville, TN 37013, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2019.

Brandon L. Cathey

Brandon L. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 31st day of July, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY