Karen Johnson Davidson County
Send Tax Sta Batch# 309160 DEEDWARR
New Owner 10/31/2019 10:10:48 AM 2 pgs
Fees: $13.00 Taxes: $636.40
20191031-0111962

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Diana L. Horenzy
607 Bradburn Village Circle
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 164-06-0B-053.00-CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **LISA GAVRON, A SINGLE PERSON,** has this day bargained and sold and does hereby transfer and convey unto, **DIANA LYNNE HORENZY, AN UNMARRIED WOMAN,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 53 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" 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 Lisa Gavron by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20111005-0077037, Register's Office for Davidson County, Tennessee, dated September 30, 2011, and recorded on October 05, 2011. (Value of consideration shown in aforementioned deed $88,135.00.) Being also known as 607 Bradburn Village Circle, #53, Antioch, Tennessee 37013.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20060816-0101099, amended in Instrument 20070717-0084884, amended and restated in Instrument 20070817-0098536, Instrument No. 20121109-0103798, Assignment of Developer's rights under amended and restated in Instrument No. 20170802-0078538, Scrivener's affidavit in Instrument No. 20171101-0111800, supplementary declaration to amended and restated in Instrument No. 20180226-0017976, second amendment in Instrument No. 20180713-0068064; Charter for HOA in Instrument 20060823-0103546; Quitclaim Deed to HOA in Instrument 20060823-0103545; Easement granted to United State of America for Transmission Line Right of Way in Instrument 20020909-0109148; Right of Way Easement to Colonial Pipeline Co. in Book 3670, page 396; Application for Greenbelt Assessment in Book 8979, pages 986 and 987; TVA Transmission Line Easement as referenced in Book 5799, page 662; Right of Way Easement to Colonial Pipeline Co. in Book 3644, page 317; Supplemental Right of Way Agreement with Colonial Pipeline Co. in Book 4579, page 913; Grant of Transmission Line Easement to United States of America in Instrument 200209050107384; Sign Lease to The Lamar Corporation in Book 7810, page 637; Stormwater Detention Agreement in Instrument 20060608-0068199; Easement for sanitary sewers and/or storm drainage in Instrument 20080502-0045461; Grant of Easement of record in Instrument Number 20170206-0012425; Agreement Regarding Grant of Easement of record in Instrument Number 20070622-0074712; Corporate Conveyance of Easement of record in Instrument Number 20080807-0081447; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; Subject to rights of others in and to the common areas and/or elements; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **DIANA LYNNE HORENZY, AN UNMARRIED WOMAN,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30TH day of October, 2019.

Lisa Gavron

Lisa Gavron

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Lisa Gavron, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 30TH day of October, 2019.

DOROTHY M. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023

DOROTHY M. SANDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY EXPIRES 5-9-2023

Dorothy M. Sanders

NOTARY PUBLIC
My Commission Expires: 5-9-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $172,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Lisa Gavron

AFFIANT

SWORN to and subscribed before me,
this 30TH day of October, 2019.

Dorothy M. Sanders

NOTARY PUBLIC
My Commission Expires: 5-9-2023

DOROTHY M. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023