Karen Johnson Davidson County
Batch# 315305 DEEDWARR
11/14/2019 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,773.96
20191114-0117402

WARRANTY DEED

JM-ZS-19-4908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (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)
Myles Parker Prevost and Mary Hancock Prevost	CAPSTAR BANK	
(NAME)	(NAME)	161-01-0B-031.00
4908 Aviemore Drive	2002 RICHARD JONES RD STE 300N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	NASHVILLE, TN 37215	
(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, **SHELLIE TILLMAN BRADEN, UNMARRIED AND DAVID CURTIS BRADEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MYLES PARKER PREVOST AND MARY HANCOCK PREVOST, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Final Plat of Phase One - Section Two, Aberdeen Woods (A Planned Unit Develoment) of record in Plat Book 9700, Page 739, in the 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 Shellie Tillman Braden and David Curtis Braden, wife and husband by Warranty deed from Nicholas B. Calfee and wife, Kristi E. Calfee of record in Instrument No. 20090401-0029202 Register's Office for Davidson County, Tennessee, dated March 26, 2009 and recorded on April 01, 2009.

The said Shellie Tillman Braden and David Curtis Braden have since divorced as evidenced in the Third Circuit Court of Davidson County, Tennessee, Docket No. 18D2060.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 9700, Page 739, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10790, Page 189 as amended in Book 11303, Page 555; Book 11714, Page 843 and Instrument No. 20000203-0011436, Register's Office for Davidson County, Tennessee.
- By-Laws of Aberdeen Woods of record in Instrument Number 20030221-0023491, Instrument No. 20030221-0023492 and Instrument No. 20030730-0108227, in the Register's Office for Davidson County, Tennessee.
- Charter of Aberdeen Woods Homeowner's Association of record in Book 10792, Page 896, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Instrument Number 20010110-0003209, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 10644, Page 324, Book 7086, Page 401, Book 10611, Page 153, Book 2595, Page 563, in the 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: **4908 Aviemore Drive, Nashville, Tennessee 37220**.

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 11th DAY OF NOVEMBER, 2019.

Shellie Tillman Braden

David Curtis Braden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELLIE TILLMAN BRADEN, 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 11th of November, 2019.**

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID CURTIS BRADEN, 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 11th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

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