Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1399

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adam Darby and Brittney Darby, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Irene Franzella Sanders, married woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 536 of Harpeth Park Townhomes as established by Declaration of Protective Covenants, Conditions and Restrictions for Harpeth Park Townhomes, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record in Instrument No. 20150430-0038713, as amended in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee, and being shown on the Plat attached as Exhibit "B" to the amendment in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adam Darby and Brittney Darby, husband and wife, by deed from 7301 Highway 70 South, LLC, a Tennessee limited liability company, dated December 11, 2017, of record in Instrument No. 20171213-0127091, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 536 Harpeth Park Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Johnson Davidson County
Batch# 324166 DEEDWARR
12/04/2019 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20191204-0124680

WITNESS THE EXECUTION HEREOF this 25th day of November, 2019.

Adam Darby

Brittney Darby

State of Tennessee)
County of Davidson)

On this 25th day of November, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Adam Darby and Brittney Darby, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 320,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of November, 2019.

Notary Public

My Commission Expires: 05/09/2023

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:
Irene Sanders
536 Harpeth Park Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
New owner

TAX MAP-PARCEL #:
142-07-0I-028.00-CO

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212