WARRANTY DEED

Karen Johnson Davidson County
Batch# 325082 DEEDWARR
12/05/2019 09:29:00 AM 2 pgs
Fees: $13.00 Taxes: $1,206.20

20191205-0125487

State of Tennessee
County of ~~Davidson~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is **$326,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2019.

Notary Public

My commission expires: 3/7/22
(AFFIX SEAL)

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tyler Delaney **Makaley Maynard**	**Movement Mortgage, LLC**	**Map 172-12-0-B Parcel 274.00co**
2520 Call Hill Road	**8024 Calvin Hall Rd**	
Nashville, TN 37211	**Indian Land, SC 29707**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joseph E. Varnell and Samantha Y. Varnell, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Makaley H. Maynard and Tyler K. Delaney, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Bradford Hills, Section Twelve, of record in Plat Book 7900, Page 581, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph E. Varnell and Samantha Y. Varnell, husband and wife, by Warranty Deed dated June 29, 2016 from James L. Coonce and Susan Coonce, husband and wife, of record in Instrument No. 20160630-0066771, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 7900, Page 581, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Bradford Hills, of record in Book 8069, Page 170, and made applicable to Section 12 in Book 9055, Page 826, re-recorded in Book 9058, Page 989, Register's Office for Davidson County, Tennessee. (3) By-Laws of Bradford Hills Homeowners' Association, Inc. of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee. (4) Charter of Bradford Hills Homeowners' Association, Inc. of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee. (5) All matters shown on the Boundary Plats of record in Plat Book 7900, Page 6 and Plat Book 7900, Page 110, said Register's Office. (6) Deeds of conveyances for water and sewer of record in Book 8377, Page 769 and Book 8377, Page 808, said Register's Office. (7) Conveyance of common area to Bradford Hills Homeowners' Association, Inc. of record in Book 9779, Page 672, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X_) Unimproved (____) property, known as **2520 Call Hill Road, Nashville, TN 37211**

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 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/our hand(s) this **22nd** day of **November, 2019.**

Joseph E. Varnell

Samantha Y. Varnell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joseph E. Varnell and Samantha Y. Varnell,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **November, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21