Karen Johnson Davidson County
Batch# 327444 DEEDWARR
12/10/2019 10:57:30 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20191210-0127281

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/14/20

(AFFIX SEAL)

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

W-VRES-19-819

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)
Mikaela Hutson	New Owner	
(NAME)	(NAME)	**142-06-0C-046.00-CO**
819 Bellevue Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **MARK M. BROWN AND MARY E. LINK, HUSBAND AND WIFE, A 50% UNDIVIDED INTEREST AND IRA INNOVATION, LLC FBO MARK BROWN IRA, A 50% UNDIVIDED INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIKAELA HUTSON, UNMARRIED WOMAN,** 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 Unit 9B on the Plan of Doral Country Villa Condominiums, Section 6, of record in Book 5200, page 32, Register's Office for Davidson County, Tennessee, as described in the Master Deed establishing a horizontal property regime with respect to Doral Country Villa Condominiums, Section 6, of record in Book 5011, page 395, as amended in Book 5124, pages 163,165 and 167, and Book 5157, page 154 and Book 5194, page 136 and Book 5260, page 769, made applicable to Section 6 of record in Book 5260, page 767 and re-recorded in Book 5260, page 817, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark M. Brown and Mary E. Link, husband and wife, a 50% undivided interest and Ira Innovations, LLC FBO Mark Brown IRA, a 50% undivided interest by Warranty Deed from Sarra Jo Dickerson, unmarried of record in Instrument No. 20190321-0025967 Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 21, 2019.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 32, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Doral Country Villaof record in Book 5011, Page 395, and made applicable to Section 6 in Book 5260, page 767, rerecorded in Book 5260, page 817, and further amended in Book 5260, page 769, and Instrument No. 20070504-0053687, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5011, Page 429, as amended in Instrument No. 20070523-0061626, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5220, Page 112, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Recreational Center Plan of record in Plat Book 4885, Page 142, Register's Office for Davidson County, Tennessee.
- Conveyance of Recreational Center to HOA of record in Book 5400, Page 89, Register's Office for Davidson County, Tennessee, as clarified by Instrument of Clarification (Owners Certificate), of Recreation Area to be common open space, of record in Instrument No. 20060320-0031820, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **819 Bellevue Road, Nashville, Tennessee 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(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 6th DAY OF DECEMBER, 2019.

Mark M. Brown

Mary E. Link

IRA Innovation, LLC FBO Mark Brown IRA

BY: _____
William P. Gulas
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK M. BROWN, 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 6th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY E. LINK, 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 6th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

STATE OF Alabama
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM P. GULAS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of IRA INNOVATION, LLC FBO MARK BROWN IRA the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of December, 2019.

Notary Public
My Commission Expires: July 7, 2020
(SEAL)

INGRID ELISHA HOLCOMBE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 07, 2020

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

Warranty Deed

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 2/12/23