WARRANTY DEED

Karen Johnson Davidson County
Batch# 330684 DEEDWARR
12/17/2019 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20191217-0129808

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $229,900.00

Affiant

Subscribed and sworn to before me, this the 13th day of December, 2019.

Notary Public

My commission expires: _____
(AFFIX SEAL)

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

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
Curtis A. Brantley	OBSIDIAN FINANCIAL	Map 135-11-0-C Parcel 019-00co
137 Nashboro Greens	1000 SARNO RD	
Nashville, TN 37217	MELBOURNE, FL 32935	

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,

Charles David Scurr and Barbara Ann Ibarra, Trustees of The Ibarra-Scurr Family Trust U/A/D August 28, 2018

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

Curtis A. Brantley, a single man

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 Unit No. 19 on the Plan of Nashboro Village, Tract 18, Phase One, a Horizontal Property Regime Private Element Plat, of record in Plat Book 11700, Page 48 amending Plat Book 9700, Page 968, 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 Charles Scurr and wife, Barbara Ibarra, by Warranty Deed dated November 5, 2015 from Deborah J. Hayes, unmarried, of record in Instrument No. 20151106-0113188, Register's Office for Davidson County, Tennessee. The said Charles Scurr and wife, Barbara Ibarra, having quitclaimed to Co-Trustees of The Ibarra-Scurr Family Trust Dated August 28, 2018, by Quitclaim Deed dated August 11, 2018, of record in Instrument No. 20180830-0085948, said Register's Office. Instrument of Correction recorded in Instrument No. 201912170129806, said Register's Office. Certification of Trust recorded in Instrument No. 201912170129807, said Register's Office.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 11700, Page 48 amending Plat Book 9700, Page 968, 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 The Greens Homeowners Association, Inc., of record in Book 4827, Page 14, Book 11703, Page 581, and as amended in Instrument No. 20000627-0063887, Instrument No. 20010322-0027767, Instrument No. 20021211-0152723, and Instrument No. 20070118-0007533, and as supplemented in Instrument No. 2001031-0108075, Register's Office for Davidson County, Tennessee. (3) By-Laws of The Greens Homeowners' Association, Inc. of record in Book 11703, Page 621, Register's Office for Davidson County, Tennessee. (4) Charter of The Greens Homeowners' Association, Inc. of record in Book 11703, Page 579, said Register's Office. (5) Anchor Easement to Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board of record in Book 5563, Page 5, said Register's Office. (6) Memorandum of Lease by and between WDN Properties LTD and Web Service Company, Inc. of record in Book 10690, Page 327, said Register's Office. (7) Golf Cart Path Easement of record in Book 10110, Page 854, said Register's Office. (8) Storm Water Detention Agreement of record in Instrument No. 20010314-0024179, said Register's Office. (9) Conveyance of common area to The Greens Homeowners' Association, Inc. of record in Instrument No. 20001010-0100361, said Register's Office. (10) License to Use Fitness Center and Swimming Pools by and between WDN Properties, LTD and Vastland Nashboro Development, LLC, of record in Instrument No. 20020507-0056329, said Register's Office. (11) Taxes for the current year which have been paid by the Grantor.

This is improved (__X__) Unimproved (____) property, known as **137 Nashboro Greens, Nashville, TN 37217**

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 **13th** day of **December, 2019.**

Charles David Scurr, Trustee

Charles David Scurr, Trustee of The Ibarra-Scurr Family Trust U/A/D August 28, 2018

Barbara Ann Ibarra, Trustee

Barbara Ann Ibarra, Trustee of The Ibarra-Scurr Family Trust U/A/D August 28, 2018

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Charles David Scurr and Barbara Ann Ibarra, Trustees of The Ibarra-Scurr Family Trust U/A/D August 28, 2018,** the within named seller, 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 **13th** day of **December, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022