THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123862

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $645,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2019.

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 335009 DEEDWARR
12/26/2019 03:04:15 PM 2 pgs
Fees: $13.00 Taxes: $2,386.50
20191226-0133354

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandon Brannan and Regina Hammond 704 Summerly Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 103 09 0 009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul F. Buyna, III. and Dana N. Buyna, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Brannan and Regina Hammond, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 269, Hillwood Estates, Section 11, as shown on the Plat of record in Plat Book 2663, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul F. Buyna, III and Dana N. Buyna, Husband and Wife, by Warranty Deed from William Haynes III and Aubaine Woods, as Joint Tenants with Right of Survivorship, of record in Instrument No. 20140930-0090150, in the Register's Office of Davidson County, Tennessee, dated September 25, 2014 and recorded on September 30, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillwood Estates Section 11, as recorded in Plat Book 2663, Page(s) 38.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions and Utility Easement recorded in Book 2708, Page 236.

This is improved property located at 704 Summerly Drive Nashville TN 37209

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-RMY-19-704

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2019.

Paul F. Buyna, III.

Dana N. Buyna

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul F. Buyna, III. and Dana N. Buyna, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2019.

Notary Public

My Commission Expires: _____

