WARRANTY DEED

Karen Johnson Davidson County
Batch# 337126 DEEDWARR
01/02/2020 09:40:33 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20200102-0000171

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of December 2019.

Notary Public

MY COMMISSION EXPIRES: 11/19/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel A. Smith	New Owner	160150B01100CO
(NAME)	(NAME)	
920 Brenton Park Ct		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 considerations, the receipt of which is hereby acknowledged, **we Burton F. Elrod III and Rebecca Elrod, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Rachel A. Smith, unmarried**, hereinafter called the GRANTEE(S), his/her/their 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. 11, as shown on the map entitled the Plan of Brenton Park, of record in Plat Book 7900, Page 820 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Burton F. Elrod, III and Rebecca Elrod, husband and wife, Their Successors and Assigns by Quit Claim Deed from Burton F. Elrod, MD, dated 11/16/2018, of record in Instrument 201811190113805, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 7900, Page 820, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 9488, Page 505, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Easement including terms and conditions thereof as recorded in Book 7808, Page 441 in the Register's Office for Davidson County, Tennessee.
Easement including terms and conditions thereof as recorded in Book 7808, Page 498 in the Register's Office for Davidson County, Tennessee.
Easement including terms and conditions thereof as recorded in Book 7808, Page 501 in the Register's Office for Davidson County, Tennessee.

Easement including terms and conditions thereof as recorded in Book 8149, Page 919 in the Register's Office for Davidson County, Tennessee.
Brenton Park Homeowners Association Common Grounds Deed of record in Book 10078, Page 727 in the Register's Office for Davidson County, Tennessee.
Easement including terms and conditions thereof as recorded in Book 10360, Page 351 in the Register's Office for Davidson County, Tennessee.
Easement including terms and conditions thereof as recorded in Book 10360, Page 407 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 920 Brenton Park Ct, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 22nd day of DEC 2019.

Burton F. Elrod III

Rebecca Elrod

State of Colorado
County of Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Burton F. Elrod III and Rebecca Elrod, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of DEC 2019.

Notary Public
My Commission Expires: 05/25/2022

ALEXANDER EDWIN LYKINS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184022211
MY COMMISSION EXPIRES 05/25/2022

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027