WARRANTY DEED

Karen Johnson Davidson County
Batch# 339223 DEEDWARR
01/07/2020 08:57:47 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20200107-0001923

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of January, 2020.

Notary Public

My commission expires: _____
(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
Jennifer N. Pahle	**Pinnacle Bank**	**Map 172-12-0-A Parcel 044.00co**
6009 Bradford Hills Drive	**150 Third Avenue South, Suite 900**	
Nashville, TN 37211	**Nashville, TE 37201**	

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,

Colleen E. Quinn, unmarried

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

Jennifer N. Pahle

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. 55 on the Plan of Bradford Hills, Section One, a Planned Unit Development , of record in Plat Book 7900, Page 110, 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 Colleen Quinn by Deed dated March 28, 2017 from Joel D Williams, Jr., unmarried, of record in Instrument No. 20170330-0030974, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: (1) The Plan of record in Plat Book 7900, Page 110, 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, Section One, of record in Book 8069, Page 170, 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 Plat of record in Book 7900, Page 6, Register's Office for Davidson County, Tennessee. (6) Storm Water Detention Agreement of record in Book 8292, Page 753, Register's Office for Davidson County, Tennessee. (7) Conveyance of Common Area to Bradford Hills Homeowners Association, Inc. of record in Book 8154, Page 304, and in Book 9779, Page 672, Register's Office for Davidson County, Tennessee. (8) Right-of-way easement, of record in Book 2021, Page 374, Register's Office for Davidson County, Tennessee. (9) 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 **6009 Bradford Hills Drive, 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 **6th** day of **January, 2020.**

Colleen E. Quinn

Colleen E. Quinn

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Colleen E. Quinn,** the within named seller, 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 at Nashville, Tennessee, this **6th** day of **January, 2020.**

Colleen Walters

Notary Public

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/9/23