This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-6003

Karen Johnson Davidson County
Batch# 350253 DEEDWARR
01/29/2020 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $643.43
20200129-0010669

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $173,900.00

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2020

Notary Public

My Commission Expires: 12-13-22

CHERYL A DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Reather Westbrook 513 Bradburn Village Cir. Nashville, TN 37013	SWBC Mortgage 9311 San Pedro, #100 San Antonio, TX 78216	164-06-0B-007.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Rejendra Bhakta, married****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Reather M. Westbrook, unmarried,** hereinafter called the Grantee(s), his/her/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. 7 on the Plan of The Townhomes of Bradburn Village of established by Declaration of Condition and Restrictions of record in Instrument No. 20060816-0101099, First Amendment in Instrument No. 20070717-0084884, and as shone on Exhibit "A-1" in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village of record in Instrument No. 20070817-0098536, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rajendra Bhakta, married by Warranty deed from Bridget Peffres, unmarried of record in Instrument No. 20150804-0077260 Register's Office for Davidson County, Tennessee, dated July 30, 2015 and recorded on August 04, 2015.

** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **513 Bradburn Village Circle, Nashville, TN 37013.**

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 28th day of January, 2020.

GRANTOR:

Rejendra Bhakta

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF NUECES

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rejendra Bhakta, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of January, 2020.

Notary Public
My Commission expires: 12-5-2023

KATHY M. FRAZIER
Notary Public, State of Texas
Notary ID # 12476192-6
My Commission Expires 12/05/2023

Certificate of Authenticity

I, Cheryl Dillon, 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 of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lisa K R Wagner, a notary public for this county and state, Cheryl Dillon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa K R Wagner

Notary's Signature

My Commission Expires: Sept. 20, 2020

Notary's Seal (If on paper)

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY