Karen Johnson Davidson County
Batch# 351731 DEEDWARR
02/03/2020 08:25:05 AM 2 pgs
Fees: $13.00 Taxes: $714.10

20200203-0011900

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-3-2020

(AFFIX SEAL)

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Brown, Jr,unmarried man	Truist Bank (NAME)	
120 Cobblestone Place Dr (ADDRESS)	901 Semmes Ave. (ADDRESS)	034-01-0E-011.00-CO
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bridget Drewry, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William A. Brown, Jr,unmarried man, hereinafter called the Grantees, their heirs and assigns, that 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 of the Cobblestone II Townhomes , a Townhouse Planned Unit Development, a Horizontal property regime with Private elements, created under Title 66, Section 27-101, et seq. , as amended, Tennessee Code Annotated, and as established by a Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected in Instrument No. 20170501-0042305, and as amended in Instrument No. 20160929-0102734 and Instrument No. 20180424-0038505, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Declaration. Reference is hereby made to the plan of Cobblestone II Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20160401-0031281, as corrected in Instrument No. 20170501-0042305. Said Register's Office, and as shown on Final Plat, a Horizontal Property Regimes (Private Element), Cobblestone Townhomes, a Planned Unit Developments, of record in Instrument No. 20100311-0018694, said Register's Office, for a more completed identification and description of such Unit.

Being the same property conveyed to Michael Edward Drewry and Bridget Drewry, husband and wife by Warranty deed from LeShuan D. Oliver and Charlane Oliver, husband and wife of record in Instrument No. 20180807-0077397 Register's Office for Davidson County, Tennessee, dated August 02, 2018 and recorded on August 07, 2018. (Value of consideration shown in aforementioned deed $180,000.00.) The said Michael Edward Drewry having died on August 18, 2019, survived by his wife, Bridget Drewry.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 120 Cobblestone Place Dr, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES

WARRANTY DEED
(Continued)

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 31st day of January, 2020.

Bridget Drewry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bridget Drewry, the herein bargainor(s), 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, this the 31st day of January, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072