Karen Johnson Davidson County
Batch# 356165 DEEDWARR
02/10/2020 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $636.40
20200210-0015213

WARRANTY DEED

KAITLIN CHAMPION NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-05-2020

B-BMR-20-574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/3/2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Diantha Gail Vercher	Diantha Gail Vercher	
(NAME)	(NAME)	
574 Bradburn Village Circle	574 Bradburn Village Cir.	**164-06-0B-061.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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 consideration, the receipt of which is hereby acknowledged, **VALERIE H. EVANS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIANTHA GAIL VERCHER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. 104 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 Valerie H. Evans, an unmarried woman by Warranty deed from Beazer Homes Corp, a Tennessee Corporation of record in Instrument No. 20100928-0076971 Register's Office for Davidson County, Tennessee, dated September 24, 2010 and recorded on September 28, 2010.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060816-0101099, amended in Instrument 20070717-0084884, amended and restated in Instrument 20070817-0098536, Assignment of Developer's rights under amended and restated in Instrument No. 20170802-0078538, Scrivener's affidavit in Instrument No. 20171101-0111800, second amendment in Instrument No. 20180713-0068064, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20060823-0103546, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA in Instrument 20060823-0103545, Register's Office for Davidson County, Tennessee.
- Easement granted to United State of America for Transmission Line Right of Way in Instrument 20020909-0109148, Register's Office for Davidson County, Tennessee.
- Right of Way Easement to Colonial Pipeline Co. in Book 3670, page 396, Register's Office for Davidson County, Tennessee.
- TVA Transmission Line Easement as referenced in Book 5799, page 662, Register's Office for Davidson County, Tennessee.
- Right of Way Easement to Colonial Pipeline Co. in Book 3644, page 317, Register's Office for Davidson County, Tennessee.
- Supplemental Right of Way Agreement with Colonial Pipeline Co. in Book 4579, page 913, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement to United States of America in Instrument 200209050107384, Register's Office for Davidson County, Tennessee.
- Sign Lease to The Lamar Corporation in Book 7810, page 637, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 20060608-0068199, Register's Office for Davidson County,

Tennessee.
• Easement for sanitary sewers and/or storm drainage in Instrument 20080502-0045461, Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20170206-0012425, in the Register's Office for Davidson County, Tennessee.
• Agreement Regarding Grant of Easement of record in Instrument Number 20070622-0074712, in the Register's Office for Davidson County, Tennessee.
• Corporate Conveyance of Easement of record in Instrument Number 20080807-0081447, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **574 Bradburn Village Circle, Antioch, Tennessee 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 GRANTEE(S), their heirs and 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), 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 the 10th DAY OF FEBRUARY, 2020.

Valerie H. Evans by Kate Nyquist, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VALERIE H. EVANS, and who acknowledged he/she/they executed the same as the free act and deed of the said VALERIE H. EVANS.

Witness my hand and official seal, this the 10th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, James Cobb, 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 Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, ~~[name of person making certification]~~ James Cobb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY