Karen Johnson Davidson County
Batch# 360661 DEEDWARR
02/20/2020 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20200220-0018846

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $374,900.00

Affiant

KRISTA R. MCREE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

Subscribed and sworn to before me this 19th day of February, 2020.

Krista R. McRee
Notary Public
My commission expires: 01/31/2023

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kaitlyn Colbert 3017 Brookview Forest Drive Nashville, TN 37211	SecurityNational Mortgage Company 5300 South 360 West, Suite 150 Murray, UT 84123	180-04-0B-039.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($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 **Paula L. Branson, a single woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kaitlyn Colbert, an unmarried woman** hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 39, Brookview Forest, Phase I, of record in Instrument No. 20030716-0099526, 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 Paula L. Branson, unmarried, by deed from Martha J. Giovannetti, now known as Martha J. Harris, married, of record in Instrument No. 20090331-0028752, Register's Office for Davidson County, Tennessee, and dated February 27, 2009.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Brookview Forest of record in Instrument No. 20030716-0099526 Register's Office for Davidson County, Tennessee.

2. Charter for Brookview Forest Homeowner's Association of record in Instrument No.

20030918-0138293 Register's Office for Davidson County, Tennessee.

3. ByLaws of record in Instrument No. 20030829-0125803 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20030829-0125803 and amended in Instrument No. 20050505-0050962 in the official records of Davidson County Register of Deeds.

This property is improved property known as 3017 Brookview Forest 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 19th day of February, 2020.

Paula L. Branson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of February, 2020, before me personally appeared Paula L. Branson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of February, 2020.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202002200018846

True Copy Certification

I, Krista McRee, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Krista McRee
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie L Ivey
Notary's Signature

My Commission Expires: 01/24/2023

