WARRANTY DEED

MEAGHAN G. SPRUILL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

B-C-20-2320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 09/30/2021 (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)
Patrick N. Waddle and Naina Jaiin	New owners	
(NAME)	(NAME)	**083-07-0D-002.00-CO**
2320 Dalebrook Court		
(ADDRESS)		
Nashville, TN 37206		
(CITY) (STATE) (ZIP)		

Karen Johnson Davidson County
Batch# 360773 DEEDWARR
02/20/2020 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20200220-0018995

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, **JASON C. BROOKS AND WIFE, JENNIFER BROOKS**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK N. WADDLE AND NAINA JAIIN, HUSBAND AND WIFE,** 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:

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 B, as established in Declaration of Covenants, Conditions and Restrictions for Dalebrook Court Commons, a Horizontal Property Regime with Private Elements of record at Instrument No. 20131122-0120480, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason C. Brooks and wife, Jennifer Brooks by Warranty deed from Aaron Armstrong, a married man, Neither Grantor, nor Grantor's Spouse of record in Instrument No. 20160210-0012662 Register's Office for Davidson County, Tennessee, dated February 08, 2016 and recorded on February 10, 2016.

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 20131122-0120480, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20131127-0120479, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 129 and Plat Book 4860, page 9, 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: **2320 Dalebrook Court, Nashville, Tennessee 37206**.

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 7th DAY OF FEBRUARY, 2020.

Jason C. Brooks by Kate Nyquist, Attorney in Fact

Jennifer Brooks 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 JASON C. BROOKS AND JENNIFER BROOKS, and who acknowledged he/she/they executed the same as the free act and deed of the said JASON C. BROOKS AND JENNIFER BROOKS.

Witness my hand and official seal, this the 7th of February, 2020.

Notary Public
My Commission Expires: 4/1/22
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-31-2023

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

True Copy Certification

I, **Thomas Vorholt II**, 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.

State of Tennessee

County of Williamson

Personally appeared before me, **Meaghan Spruill**, a notary public for this county and state, **Thomas Vorholt II**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: 08/30/2021

Notary Seal (if on paper)

