(1)

Karen Johnson Davidson County
Batch# 365632 DEEDWARI
03/02/2020 10:46:06 AM 2 pgs
Fees: $13.00 Taxes: $1,768.97

20200302-0022958

WARRANTY DEED

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

JM-BR-19-8528

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,100.00.

Catherine Clearwater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2020.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(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)
Arthur Juan Brown	~~NEW OWNER~~ CrossCountry Mortgage	
(NAME)	(NAME)	
8528 Beautiful Valley Drive	6850 Miller Road	**126-14-0A-007.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brecksville, OH 44141	
(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, **THOMAS H. PRICHARD AND DEBORAH G. PRICHARD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARTHUR JUAN BROWN, UNMARRIED,** 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 Lot No. 7 on the Plan of Final Plat, Travis Trace Subdivision, Phase IA of record in Plat at Instrument No. 20141016-0095781, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas H. Prichard and Deborah G. Prichard, husband and wife by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20150218-0014199 Register's Office for Davidson County, Tennessee, dated February 13, 2015 and recorded on February 18, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 161, Page 18, Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number 20010226-0017622, Register's Office of Davidson County, Tennessee.
- Plan of record as Instrument Number 20141016-0095781, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for Travis Trace with By-Laws appended thereto, of record in Instrument Number 20140703-0058975, Instrument No. 20170217-0016413 and Instrument No. 20180604-0052828, Register's Office for Davidson County, Tennessee.
- Charter of Travis Trace Homeowners Association of record in Instrument Number 20141217-0115370, in the Register's Office for Davidson County, Tennessee.
- Detention pond easement agreement of record in Instrument Number 20130614-0061084, in the Register's Office for Davidson County, Tennessee.
- Restrictions for stormwater facilities and system of record in Instrument Number 20140108-0002017, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20070423-0047722, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Instrument Number 20070523-0061462, Instrument Number 20071109-0132431 corrected by Instrument Number 20071210-0142184, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer and/or drainage easement of record in Instrument Number 20070801-0091062 and Instrument Number 20070801-0091141, in the Register's Office for Davidson County, Tennessee.
- Public utility easement of record in Instrument Number 20071115-0133969, in the Register's Office for Davidson County, Tennessee.
- Temporary construction easements of record in Instrument Number 20070523-0061457, Instrument Number 20070523-0061458, Instrument Number 20070523-0061459, Instrument Number 20070523-0061460 and Instrument Number 20070523-0061461, in the Register's Office for Davidson County, Tennessee.

- Agreement for dedication of public utility and drainage easements of record in Instrument Number 20130614-0061074, Instrument Number 20130614-0061075, Instrument Number 20130614-0061076 and Instrument Number 20130614-0061077, in the Register's Office for Davidson County, Tennessee.
- Agreement for dedication of easement and/or public street right of way of record in Instrument Number 20130614-0061079 and Instrument Number 20130614-0061080, in the Register's Office for Davidson County, Tennessee.
- Agreement for dedication of public utility and drainage easement and/or public street right of way and temporary construction easement agreement of record in Instrument Number 20130614-0061073, in the Register's Office for Davidson County, Tennessee.
- Temporary construction easement agreement of record in Instrument Number 20130614-0061078, Instrument Number 20130614-0061082, Instrument Number 20130614-0061085 and Instrument Number 20130614-0061087, in the Register's Office for Davidson County, Tennessee.
- Temporary construction easement agreement for sanitary sewers am appurtenances of record in Instrument Number 20130614-0061083 and Instrument Number 20130614-0061086, 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: **8528 Beautiful Valley Drive, Nashville, Tennessee 37221**.

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 27th DAY OF FEBRUARY, 2020.

Thomas H. Prichard

Deborah G. Prichard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS H. PRICHARD, the within named bargainor, 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 27th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH G. PRICHARD, the within named bargainor, 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 27th 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