Karen Johnson Davidson County
Batch# 381128 DEEDWARR
04/02/2020 11:21:30 AM 2 pgs
Fees: $13.00 Taxes: $614.29
20200402-0035459

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $166,025.00.

Affiant

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

Subscribed and sworn to before me, this 31st day of March, 2020.

Notary Public
My commission expires:

07-2002-87106

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Fenise Jones Miles	Fenise Jones Miles	164-06-0-B-019.00 CO
537 Bradburn Village Circle Antioch TN 37013	537 Bradburn Village Circle Antioch, TN 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ilicenia Fray**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Fenise Jones Miles , an unmarried woman and Adrian Miles, an unmarried man, Tenants in common with rights of survivorship**, hereinafter called the Grantees, their successors and assigns, 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 19, on the Plan of The Townhomes of Bradburn Village, Phase One, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20060816-0101099; Instrument No. 20070717-0084884; Instrument No. 20070817-0098536; Instrument No. 20121109-0103798; Instrument No. 20180226-0017976; Instrument No. 20180713-0068064; Instrument No. 20180924-0094137; and Instrument No. 20190605-0053811, and as shown attached as Exhibit "A-1" in the amended Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gabriel J. Hernandez and Ilicenia Hernandez, husband and wife by deed from Beazer Homes Corp., a Tennessee Corporation, dated December 20, 2007, recorded December 31, 2007, of record in Instrument No. 20071231-0148623, Register's Office for Davidson County, Tennessee. Said grantees having since divorced. Decree entered in September 4, 2019, in the Circuit Court of Davidson County, in Docket No. 18D1340, awarded subject property to Ilicenia Hernandez.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 537 Bradburn Village Circle, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31 day of March, 2020.

Ilicenia Fray

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ilicenia Fray**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in ~~Franklin,~~ TN, this 31 day of March, 2020.

Mt. Juliet

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission expires: 5/17/21