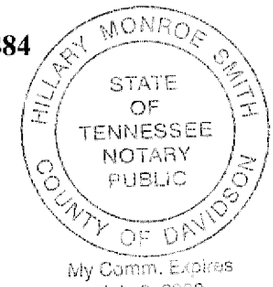
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200224884



Karen Johnson Davidson County
Batch# 393432 DEEDWARR
04/29/2020 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $636.40
20200429-0044845

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 24th day of April, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roger Shibata 563 Bradburn Village Circle Antioch TN 37013	Keller Mortgage, LLC dba Keller Mortgage 4725 Lakehurst Ct Ste 400 Dublin, OH 43016	Tax Parcel ID No. 164-06-0B-032.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet N. Tucker, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger Shibata , an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 No. 32 on the plan the Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Janet N. Tucker, an unmarried woman by Warranty deed from Omar A. Lewis, married of record in Instrument No. 20160216-0014371 Register's Office for Davidson County, Tennessee, dated February 12, 2016 and recorded on February 16, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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, Instrument No. 20121109-0103798, Assignment of Developer's rights under amended and restated in Instrument No. 20170802-0078538, Scrivener's affidavit in Instrument No. 20171101-0111800, supplementary declaration to amended and restated in Instrument No. 20180226-0017976, second amendment in Instrument No. 20180713-0068064, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on

race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

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.

Application for Greenbelt Assessment in Book 8979, pages 986 and 987, 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.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 563 Bradburn Village Circle Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2020.

Janet N. Tucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janet N. Tucker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2020.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

True Copy Certification

I, HILLARY SMITH , 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.

Settlement Agent:
McMichael & Gray, PC

BY: _____
Hillary Smith

State of Tennessee

County of Davidson

Personally appeared before me, Cody R. Galaher, a notary public for this county and state, Hillary Smith 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: 9-7-2021
(Notary Seal)

CODY R. GALAHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021