WARRANTY DEED

Karen Johnson Davidson County
Batch# 402865 DEEDWARR
05/19/2020 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20200519-0052148

B-BMR-20-609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

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)
Pamela Burton Sousa	Same as new owner	
(NAME)	(NAME)	**034-07-0A-014.00-CO**
609 Glenn Circle		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **JONATHAN B. GIROUX, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAMELA BURTON SOUSA,** 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 Unit No. 14 on the Plan of Phase I, Harbor Village of record in Plat Book 6900, Page 37, 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 Jonathan B. Giroux, unmarried by Warranty deed from Bienvenido V. Hassell and Dolores M. Hassell, husband and wife of record in Instrument No. 20170110-0002608 Register's Office for Davidson County, Tennessee, dated January 4, 2017 and recorded on January 10, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 37, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Harbor Village Boundary Plat of record in Plat Book 6250, Page 626, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Amended and Restated Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20010817-0089318, as amended in Instrument No. 20070205-0014894, as amended in Instrument No. 201708080081338, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 6628, Page 577, Book 6646, page 543 and Book 10672, page 743, in the Register's Office for Davidson County, Tennessee.
- Charter of Harbor Village P.U.D. Association, Inc. of record in Book 6635, Page 254, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Harbor Village P.U.D. Association, Inc. of record in Instrument No. 20110211-0012143, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4224, Page 208, and Book 5589, Page 831, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Hendersonville Utility District in Final Agreed Order of record in Book 5970, Page 679, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075699, in the Register's Office for Davidson County, Tennessee.
- Deed of Dedication of record in Book 7364, Page 151, in the Register's Office for Davidson County, Tennessee.
- Deed for Common area of record in Book 8485, Page 966, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8855, Page 601, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20130819-0087274 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: **609 Glenn Circle, Madison, Tennessee 37115**.

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 13th DAY OF MAY, 2020.

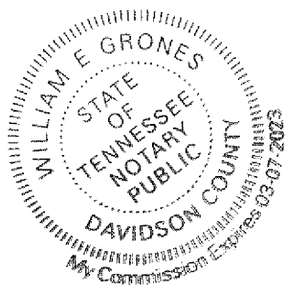
Jonathan B. Giroux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN B. GIROUX, 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 13th of May, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY