Karen Johnson Davidson County
Batch# 404290 DEEDWARR
05/21/2020 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20200521-0053033

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426584

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2020.

Notary Public
My Commission Expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick A. Mendenhall 549B Hamilton Avenue Nashville TN 37203	New Owner	Tax Parcel ID No. 095-05-0B-050.00-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, **Morgan O. Brown, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick A. Mendenhall, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 130, on the Plan of Easthaven Townhomes, as shown on the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543; Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961; and Instrument No. 20040419-0043570, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Morgan O. Brown, Single Woman by Warranty deed from Claudia L. Whitehorn, unmarried of record in Instrument No. 20161227-0135406 Register's Office for Davidson County, Tennessee, dated December 22, 2016 and recorded on December 27, 2016.

Morgan O. Brown having since married. Brooks Brasfield joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 20010806-0083543, amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee.

Charter for Easthaven Townhomes HOA of record in Instrument Number 20010806-0083542 amended in Instrument No. 20020709-0082356, in the Register's Office for Davidson County, Tennessee.

Ingress & egress easement of record in Instrument Number 20031007-0147962, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20010628-0068559, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to HOA of record in Instrument Number 20020709-0082358 and Instrument No. 20070710-0083021, in the Register's Office for Davidson County, Tennessee.

Transmission line easement of record in Book 1163, Page 638 and Book 1207, Page 513, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement of record in Instrument Number 20040319-0031672, 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 2120 Lebanon Pike Unit 130 Nashville TN 37210

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 18th day of May, 2020.

Morgan O. Brown

Brooks Brasfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Morgan O. Brown and Brooks Brasfield, 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 18th day of May, 2020.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Russell J. McCann, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021