WARRANTY DEED

Karen Johnson Davidson County
Batch# 433289 **DEEDWARR**
07/08/2020 03:19:48 PM 2 pgs
Fees: $13.00 Taxes: $2,738.00

20200708-0074163

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-SB-VRES-20-1905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Gregory Maxwell Manter and Ashley Maree Manter	**CapStar Bank**	
(NAME) **1905 A Kimbark Drive**	(NAME) **2002 Richard Jones Road, Suite A300**	**131-03-1X-001.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(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, **MARK M. BROWN AND MARY E. LINK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY MAXWELL MANTER AND ASHLEY MAREE MANTER, HUSBAND AND WIFE,** 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 1, as shown on the plan entitled Declaration of Covenants Conditions and Restrictions for 1905 Kimbark Drive Cottages, of record in Instrument No. 20160727-0077302, as amended in Instrument No. 20170407-0034280 and as amended in Instrument No. 20171020-0107511, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark M. Brown and Mary E. Link, husband and wife by Warranty Deed from Cadence Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180220-0015894 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 20, 2018.

This conveyance is subject to:
• Taxes for the year 2020 and subsequent years.
• Subject to all matters shown on the Plan of record in Plat Book 1130, Page 102, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20160727 0077302, as amended in Instrument No. 20170407-0034280 and as amended in Instrument No. 20171020-0107511, Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20160727-0077301, in the Register's Office for Davidson County, Tennessee.
• Easement for Telephone Lines of record in Book 382, Page 531, in the Register's Office for Davidson County, Tennessee.
• Matters set forth on Mortgage Loan Inspection by John Kohl & Company, P.C. dated October 3, 1994, as shown on Warranty Deed recorded in Book 11330, Page 74, said Register's Office.
• Restrictions of record as Instrument Number 20160722-0075896 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: **1905 A Kimbark Drive, Nashville, Tennessee 37215**.

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 3rd DAY OF JULY, 2020.

Mark M. Brown

Mary E. Link

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK M. BROWN, 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 3rd of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY E. LINK, 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 3rd of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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