RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013813

Karen Johnson Davidson County
Batch# 440977 **DEEDWARR**
07/21/2020 08:24:37 AM 2 pgs
Fees: $13.00 Taxes: $1,988.75

20200721-0079677

WARRANTY DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2020

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Drinkwater and William Woods Drinkwater 2308B Brittany Drive Nashville, TN 37206	Renasant Bank 2001 Park Place N, St. 650 Birmingham, AL 35203	083-11-0E-002.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Thirty Seven Thousand Five Hundred and 00/100 Dollars ($537,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PAUL FLY AND WIFE, ASHLEY FLY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KATHERINE DRINKWATER AND WILLIAM WOODS DRINKWATER, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 2308 Brittany Drive, a Planned Unit Development (with Private Elements), filed as Exhibit to, and established by, Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20170810-0081990, amended in Instrument #20180627-0062216, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul Fly and wife, Ashley Fly, from DeFatta Custom Homes, LLC, a Tennessee Limited Liability Company, fka DAC Homebuilders, LLC, by Special Warranty Deed dated February 15, 2019, and recorded February 19, 2019 in Instrument #20190219-0014693, said Register's Office.

Being part of the same property conveyed to DAC Homebuilders, LLC by deed from Carrie Leigh Darling fka Carrie Leigh Compton and Justin Darling, wife and husband, dated June 30, 2017 and recorded as Instrument No. 20170718-0072028, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SB-BR-20-2308B

The address of the herein described property is believed to be 2308B Brittany Drive Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of July, 2020.

PAUL FLY

ASHLEY FLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Paul Fly and Ashley Fly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of July, 2020.

DANIEL WEBB
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

Notary Public

Printed Notary Name

My commission expires: 11/16/22