State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of July, 2020.

Notary Public:
My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

Karen Johnson Davidson County
Batch# 443465 **DEEDWARR**
07/24/2020 10:05:47 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20200724-0081542

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Felicia Case 1509 Roundhill Court Nashville, TN 37211	Send Tax Bills To: New Owner	Map/Parcel Number: 172-12-0A-078.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Frederick Williams, an unmarried man and Joseph Andrews, an unmarried man**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Felicia Case, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 340 on the Plan of Bradford Hills, Section Three, a Planned Unit Development, of record in Plat Book 7900, Page 239, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph Andrews, an unmarried man and Frederick Williams, an unmarried man, by Warranty Deed from Brian Elliott and wife, Gwen Elliott, dated 6/28/2007 and recorded 6/29/2007 in Instrument Number 20070629-0078086, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Declaration of Covenants, Conditions and Restrictions of record in Book 8069, Page 170; supplemented in Book 8267, Page 616, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record in Book 8154, Page 304 and Book 9779, Page 672, Register's Office for Davidson County, Tennessee.

Water Main Easement of record in Book 8377, Page 764, Register's Office for Davidson County, Tennessee.

Sewer Easements in Book 7690, Page 260, Book 8377, Page 808, Book 8377, Page 972 and Book 10316, Page 577, Register's Office for Davidson County, Tennessee.

Agreement with Southern Bell of record in Book 1113, Page 606 and Book 1318, Page 441, Register's Office for Davidson County, Tennessee.

Conditions, easements, restrictions, and/or building set-back lines and all other matters that appear on the plat of record in Plat Book 7900, Page 239, Register's Office for Davidson County, Tennessee.

All matters shown on PUD Boundary Plat of record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

2020 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1509 Roundhill Court, Nashville, TN 37211

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 20th day of July, 2020.

Frederick Williams

Joseph Andrews

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Frederick Williams and Joseph Andrews, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of July, 2020.

Commission Expires: 09/20/21

Notary Public: Devon Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY