Karen Johnson Davidson County
Batch# 444469 DEEDWARR
07/27/2020 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,478.52
20200727-0082246

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $399,600.00 Affiant Subscribed and sworn to before me, this 24th day of July, 2020. Notary Public My commission expires:_____

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adam Harbin and Kelley Harbin	**New Owner**	**160-16-0B-031.00CO**
6096 Brentwood Chase Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Felicia Case, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Harbin and Kelley Harbin, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Revision One, Section One, Brentwood Chase of record in Plat Book 9700, Pages 936-941, 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 Felicia Case, by Warranty Deed, from Addisu Z. Taddese and Andrea S. Taddese, husband and wife, dated November 7, 2019, of record in Instrument No. 20191121-0120338, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20000531-0053798, amended in Instrument No. 20000831-0086366, Instrument No. 20030618-0084060, Instrument No. 20150109-0002674, Instrument No. 20161020-0111124, Instrument No. 20161020-0111125, Instrument No. 20191001-0100090, Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20191001-0100090Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20000524-0051842, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Instrument No. 20010208-0012529 and Instrument No. 20010208-0012530, in the Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 9700, Pages 653 and 654, in the Register's Office for Davidson County, Tennessee.
Easement to State of Tennessee of record in Book 7902, Page 389, in the Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 8731, Page 320, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 11115, Page 281 and Book 11115, Page 286, in the Register's

Office for Davidson County, Tennessee.
subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6096 Brentwood Chase Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 24th day of July, 2020

Felicia Case

Felicia Case

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of July, 2020, before me personally appeared Felicia Case, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of July, 2020.

Notary Signature
My commission expires:



File #: **20-396**
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

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