WARRANTY DEED

Karen Johnson Davidson County
Batch# 448349 DEEDWARR
08/03/2020 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200803-0084983

B-BMR-20-1533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-16-2020 (AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC

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)
Caleb S. Howard **Mackayla A. Mills**	Guaranty Home Mortgage Corp	
(NAME) **1533 Crosswind Drive**	(NAME) 316 Robert Rose Dr.	**172-15-0A-170.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Murfreesboro, TN 37129	
(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, **AMANDA AUSTIN BROWN AND RYAN P. BROWN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALEB S. HOWARD, AN UNMARRIED MAN AND MACKAYLA A. MILLS, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Lot No. 206 on the Plan of Section Ten, Holt Woods of record in Plat Book 9700, Page (s) 281 and 282, 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 Amanda Austin Brown and Ryan P. Brown, wife and husband by Warranty deed from Federal Home Loan Mortgage Corporation ("Freddie Mae") of record in Instrument No. 20120626-0055876 Register's Office for Davidson County, Tennessee, dated June 07, 2012 and recorded on June 26, 2012.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 281 and 282, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9570, Page 22, Book 10256, page 506, rerecorded in Book 10258, page 142, and Instrument No. 20190624-0060843, Register's Office for Davidson County, Tennessee;
- .By-Laws of Holt Woods Homeowners' Association , Inc of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee;
- Charter of Holt Woods Homeowner's Association of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee;
- Easement (s) of record in Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the plan of P.U.D. Boundary Addition to Bradford Hills of record in Book 7900, Page 668, in the Register's Office for Davidson County, Tennessee;
- Deed of Conveyance QCD of record in Book 11030, Page 841, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1533 Crosswind Drive, Nashville, Tennessee 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), 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 24 DAY OF JULY, 2020.

Amanda Austin Brown by Adam Jefferson, Attorney In Fact

Amanda Austin Brown by Adam Jefferson, Attorney In Fact

Ryan P. Brown by Adam Jefferson, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AMANDA AUSTIN BROWN AND RYAN P. BROWN, and who acknowledged he/she/they executed the same as the free act and deed of the said AMANDA AUSTIN BROWN AND RYAN P. BROWN.

Witness my hand and official seal, this the 24th of July, 2020.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

