Karen Johnson Davidson County
Batch# 449503 DEEDWARR
08/04/2020 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20200804-0086093

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day July 2020.

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Candace Jones	New owner at	~~164-06-0B-152.00~~
(NAME)	(NAME)	
723 Bradburn Village Way	property address	164-06-0B-152.00CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Victoria Kaufman and Michael Kaufman, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Candace Jones, a single woman**, hereinafter called the GRANTEE(S), his/her/their 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 all of Unit No. 152, on the Plan of the Townhomes of Bradburn village, Phase 2, Section 1, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants and Conditions and Restrictions for the Townhomes of Bradburn Village, of record in Instrument Number 20180924-0094137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amber Lane Development, LLC, a Tennessee limited liability company by Warranty Deed from Jimmy E. Allen, Trustee of the Jimmy E. Allen Revocable Trust, dated 07/28/2017, and Recorded 08/02/2017 of record in Deed Instrument 201708020078537, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ole South Properties, Inc by Warranty Deed from Amber Lane Development, LLC, a Tennessee limited liability company, dated 12/06/2018, and Recorded 12/10/2018, of record in Deed Instrument 201812100119813, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victoria Kaufman and Michael Kaufman, wife and husband by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation, dated 06/28/2019, and Recorded 07/16/2019 of record in Deed Instrument 201907160069374, Register's Office for Davidson County, Tennessee.

1. This conveyance subject to Covenants, conditions, easements and restrictions recorded in Instrument 200608160101099, and amended recorded in Instrument 200707170084884, Instrument 200708170098536, Instrument 201211090103798, Instrument 201708020078538, Instrument 201802260017976, Instrument 201807130068064, Instrument 201809240094137, Instrument

201211090103796, Instrument 201802260017978, Right of Way Easement including terms and conditions thereof as recorded in Book 3644, Page 317, Easement including terms and conditions thereof as recorded in Book 3670, Page 396, Right of Way Easement including terms and conditions thereof as recorded in Book 4579, Page 913, Transmission Line Easement including terms and conditions thereof as recorded in Book 5799, Page 662, Easement including terms and conditions thereof as recorded in Instrument 20020909010914S, Easement including terms and conditions thereof as recorded in Instrument 200606080068199, Easement including terms and conditions thereof as recorded in Instrument 200706220074712, and Instrument 201708020078535, Easement including terms and conditions thereof as recorded in Instrument 200805020045461, Easement including terms and conditions thereof as recorded in Instrument 201712290132505, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 723 Bradburn Village Way, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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), his/her/their 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.

Effective the 20th day July 2020..

Michael Kaufman

Victoria Kaufman

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Kaufman and Victoria Kaufman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day July 2020.

Notary Public:

My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

