WARRANTY DEED

Karen Johnson Davidson County
Batch# 451087 DEEDWARR
08/05/2020 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $869.13
20200805-0087063

R-VR-20-1212

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-17-23
(AFFIX SEAL)

GREGORY E. VADNEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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)
Scott Underbrink and Billie Underbrink	New Owners	
(NAME)	(NAME)	
1212 San Destin Trace	107 Red Brook Lane	**052-08-0A-220.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Mooresville NC 28117	
(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, **AIMEE MYERS, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT UNDERBRINK AND BILLIE UNDERBRINK, HUSBAND AND WIFE**, 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. 152 on the Plan of Phase One, Section 3, Heron Walk of record in Plat Book 9700, Page 551, 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 Aimee Myers by Warranty deed from John A. McElroy and Jessica L. Hunter, now known as Jessica L. McElroy of record in Instrument No. 20140916-0084616 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 16, 2014.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Book 9700, Page 551, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10095, Page 464, Register's Office for Davidson County, Tennessee.
- By-Laws of Heron Walk of record in Book 10170, Page 124, in the Register's Office for Davidson County, Tennessee.
- Charter of Heron Walk Homeowner's Association of record in Book 10125, Page 449, in the Register's Office for Davidson County, Tennessee.
- Heron Walk Homeowner's Association Rules and Regulations Regarding Rental of Homes/Tenants of record in Instrument Number 20150423-0036546 and amended in Instrument No. 20150423-0036552, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 3641, Page 253, in the Register's Office for Davidson County, Tennessee.
- Subject to the terms and conditions of Tennessee Housing Development agency Great Choice Plus Loan Program as set out in Subordinate Deed of Trust of record in Instrument No. 20140916-0084618, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1212 San Destin Trace, Madison, Tennessee 37115**.

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 4th DAY OF AUGUST, 2020.

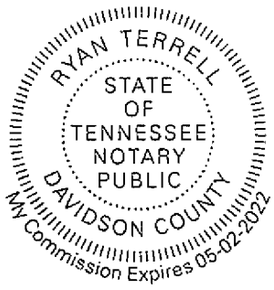
Aimee Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)