Karen Johnson Davidson County
Batch# 453816 DEEDWARR
08/10/2020 02:01:54 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20200810-0088847

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2020

Notary Public

MY COMMISSION EXPIRES: 4-24-2023.
(AFFIX SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2020-1227

**THIS INSTRUMENT WAS PREPARED BY:**
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Adam C. Doussan | new owner | |
| (NAME) | (NAME) | |
| 4709 Brighton Village Drive | | 161-09-0A-010.00CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Mark O. McKay and Laney B. McKay, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam C. Doussan, single man,** 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 Townhome Unit No. 4709, (a/k/a Unit 15), as set forth in the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, as amended by Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said Townhome Unit also being shown as part of Exhibit "E" to said Master Deed.**

**Being the same property conveyed to Mark O. McKay and Laney B. McKay, husband and wife by Warranty deed from Valerie Baxter Reynolds and husband, Jacob Reynolds of record in Instrument No. 20161116-0120641 Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 16, 2016.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080117-0005582, as amended in Instrument No. 20080808-0081965 and corrected in Instrument No. 20110520-0038914, Register's Office for Davidson County, Tennessee. Agreements regarding sewage soil absorption system of record in Book 7230, Pages 136 and 137, Register's Office for Davidson County, Tennessee. Easement for sanitary sewers and/or storm drainage of record in Book 7520, Page 908, Register's Office for Davidson County, Tennessee. Driveway easement as disclosed by instruments of record in Book 7233, Page 438 and Book 7416, Page 47, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20061027-0133549, Register's Office for Davidson County, Tennessee. Easement for sanitary sewer and/or storm drainage, water mains, pumps and appurtenance of record in Instrument No. 20061027-

0133575, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20071121-0136366, Register's Office for Davidson County, Tennessee. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenance of record in Instrument No. 20071121-0136402, Register's Office for Davidson County, Tennessee. Application to combine parcels of record in Instrument No. 20071128-0137905, Register's Office for Davidson County, Tennessee.

This property, known as 4709 Brighton Village Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 6th DAY OF AUGUST, 2020.

Mark O. McKay

Laney B. McKay

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mark O. McKay and Laney B. McKay, husband and wife, 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 at office, this 6th day of August, 2020.

Notary Public

My commission expires: 4-24-2023

Amelia Swanson
State of Tennessee (SEAL)
Notary Public
Williamson County

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1SB-VRES-20-4709