WARRANTY DEED

Karen Johnson Davidson County
Batch# 457477 **DEEDWARR**
08/14/2020 02:28:17 PM 3 pgs
Fees: $18.00 Taxes: $728.90

20200814-0091436

R-VR-20-124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LAUREN RUE EWING NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires 02-22-2024

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)
Jesse Braswell and Jonathan Taylor Ports	**Summit Funding, Inc.**	
(NAME) **124 Cobblestone Place Drive**	(NAME) **PO Box 15167**	**034-01-0E-013.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) **Sacramento, CA 95813-9998**	
(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, **ELIZABETH BORSAVAGE, UNMARRIED (FORMERLY KNOWN AS ELIZABETH MCELWEE),** hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto **JESSE BRASWELL, AND JONATHAN TAYLOR PORTS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), 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. 13 ON THE PLAN OF FINAL PLAT A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) COBBLESTONE TOWNHOMES, A PLANNED UNIT DEVE OF RECORD IN PLAT AT INSTRUMENT NO. 20100311-0018694, 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 ELIZABETH MCELWEE BY WARRANTY DEED FROM RONALD J. BRUEGGEN AND RITA BRUEGGEN, HEIRS AT LAW OF BRIDGET BRUEGGEN OF RECORD IN INSTRUMENT NO. 20160610-0059155 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 07, 2016 AND RECORDED ON JUNE 10, 2006.

This conveyance is subject to:
• 2020 Davidson County Taxes and 2020 City of Goodlettsville Taxes
• All matters shown on the Plan of record in Instrument 20100311-0018694, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cobblestone Townhomes with By-Laws and Charter appended thereto, of record in Instrument Number 20081229-0123139, amended in Instrument No. 20160401-0031279, and Instrument No. 20161010-0106675, Register's Office for Davidson County, Tennessee.
• All matters shown on the Plan attached as Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Cobblestone Townhomes of record in Instrument Number 20081229-0123139, Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development, with By-Laws appended thereto, of record in Instrument Number 20160401-0031281, Scrivener's Affidavit recorded in Instrument No. 20170501-0042305, and amended in Instrument No. 20160929-0102734, Register's Office for Davidson County, Tennessee.
• Charter of Cobblestone II Townhomes of record in Instrument Number 20160401-0031280, in the Register's Office for Davidson County, Tennessee.
• All matters shown on the Plan attached as Exhibit B to the Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development, of record in Instrument Number 20160401-0031281, Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement of Private Stormwater Management Facilities in Instrument

20080612-0060827, Register's Office for Davidson County, Tennessee.
• Grant of Easement in Instrument 20090114-0003605, Register's Office for Davidson County, Tennessee.
• Indemnity Agreement in Instrument 20081222-0121716, Register's Office for Davidson County, Tennessee.
• All matters shown on the Plan of record in Book 2330, page 10, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 2271, Page 71, amended in Book 3870, page 687, in the Register's Office for Davidson County, Tennessee.
• Transmission Line Easement to USA in Book 2443, page 558, Register's Office for Davidson County, Tennessee.
• Sanitary Sewer Easement to City of Goodlettsville in Book 4468, page 456, Register's Office for Davidson County, Tennessee.
• Easement to City of Goodlettsville in Book 4468, page 452, Register's Office for Davidson County, Tennessee.
• Communications Systems Right of Way and Easement Agreement granted AT & T in Instrument 20020215-0019975, Register's Office for Davidson County, Tennessee.
• Easement Agreement in Book 11248, page 927, Register's Office for Davidson County, Tennessee.
• P.C.S. Site Agreement in Book 9960, page 658, Register's Office for Davidson County, Tennessee.
• Communications Systems Right of Way and Easement Agreement granted American Telephone and Telegraph Co. in Book 7030, page 407, Register' s Office for Davidson County, Tennessee.
• National Advertising Company Leases in Book 4371, page 805 and Book 4371, page 807, Register's Office for Davidson County, Tennessee.
• Agreements for Dedication of Easement for sanitary sewers granted City of Goodlettsville in Book 4362, page 980 and Book 4468, page 468, Register's Office for Davidson County, Tennessee.
• Provisions contained in deed of record in Instrument 20040819-0100484, Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement of Private Stormwater Management Facility of record in Instrument Number 20150825-0085830, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 2271, Page 71 and Book 2443, Page 558, in the Register's Office for Davidson County, Tennessee.
• 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: **124 Cobblestone Place Drive, Goodlettsville, Tennessee 37072**.

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 hand this the 10 DAY OF AUGUST, 2020.

Elizabeth Borsavage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17 of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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