Karen Johnson Davidson County Batch# 486024 **DEEDWARR** 09/30/2020 09:11:44 AM 2 pgs Fees: $13.00 Taxes: $850.63 20200930-0112479 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $229,900.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2020. Notary Public My commission expires: 12-19-20 JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 19 2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cameron L. Davis and Catherine A. Davis	**New Owner**	**160-14-0C-028.00CO**
728 Fox Ridge Drive		
Brentwood, TN 37027		

FOR AND IN 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,

Alfonso Escobar and Gladys Escobar, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cameron L. Davis and Catherine A. Davis, husband and wife

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 Unit No. 728, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, page 915, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, page 915, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is amendment to By-Laws in Book 5868, page 70.

Being the same property conveyed to Alfonso Escobar, by Warranty Deed, from Haury & Smith Contractors, Inc., dated June 2, 1992, of record in Book 5894, Page 801, Register's Office for Davidson County, Tennessee. Said property being further conveyed, by Quitclaim Deed, to Alfonso Escobar and wife, Gladys Escobar, as tenants by the entirety, dated July 25, 2017, of record in Instrument No. 20170801-0077774, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 5524, Page 415, amended in Book 5545, Page 510 and Book 5818, Page 915, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 5524, Page 424, amended in Book 5537, Page 988, Book 5818, Page 925 and Book 5868, Page 70, Register's Office for Davidson County, Tennessee.
Deed of Conveyance for Water Mains to Metropolitan Government of Nashville and Davidson County of record in Book 6122, Page 419, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Sewer Mains to Metropolitan Government of Nashville and Davidson County of record in Book 6122, Page 424, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 728 Fox Ridge Drive, Brentwood, TN 37027.

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 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 25th day of September, 2020.

x Alfonso Escobar
Alfonso Escobar

x Gladys Escobar
Gladys Escobar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of September, 2020, before me personally appeared Alfonso Escobar and Gladys Escobar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of September, 2020.

A. Scott Hubbard
Notary Signature
My commission expires: 11-23-2020

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 20-579
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027