Karen Johnson Davidson County
Batch# 486760 DEEDWARR
09/30/2020 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20200930-0112806

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 335,000.00.

Affiant

Subscribed and sworn to me on September 29, 2020.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Ryan Pratt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33895

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jacob M. Mercurio 309 Roundhill Cove Nashville, TN 37211	SAME AS NEW OWNER	172-12-0B-153.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Courtland Harrell, a single woman and Hunter Nall, a single man, as tenants in common with right of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jacob M. Mercurio, a single man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 408 on the Plan of Section Eight, Bradford Hills of record in Plat Book 7900, Page (s) 387 and 388, 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 Courtland Harrell, a single woman and Hunter Nall, a single man, as tenants in common with right of survivorship by Warranty deed from Jess Oathout and Laura MacNaughton Oathout, husband and wife of record in Instrument No. 20170830-0089019 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 30, 2017.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 387 and 388, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the P.U.D. Boundary Plat of record in Book 7900, Page 6, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170 as amended in Book 8634, page 799, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant,

condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. By-Laws of Bradford Hills of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.
6. Charter of Bradford Hills Homeowner's Association of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
7. Quitclaim Deed as to Open Space of record in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.
8. Deed of Conveyance for Sanitary Sewer and Water Mains of record in Book 8377, Page (s) 769 and 808, Book 5656, Page 67, in the Register's Office for Davidson County, Tennessee.
9. Storm Water Detention Agreement of record in Book 8497, Page 458, Book 1113, Page 606, Book 1318, Page 441, in the Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 10316, Page 622, Book 7690, Page 260, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 309 Roundhill Cove, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 29th day of September, 2020.

Hunter Nall

Courtland Harrell Nall

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 29, 2020, before me personally appeared Hunter Nall and Courtland Harrell Nall to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on September 29, 2020.

NOTARY PUBLIC

My Commission Expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

I, the undersigned, 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.

JUNE ROWELL

State of Tennessee)
County of Davidson)

Personally appeared before me Bobbie Cooper, the undersigned, a Notary Public for this county and state, June Rowell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

Notary Public

