WARRANTY DEED

Karen Johnson Davidson County
Batch# 491374 DEEDWARR
10/07/2020 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20201007-0116241

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF ~~SEPTEMBER~~, 2020.

Notary Public

MY COMMISSION EXPIRES: 04/17/2023 (AFFIX SEAL)

KATHRYN A CALDWELL NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 2023

A-BMR-20-5924

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)
Lynn Yates	**New Owner**	
(NAME) **5924 Stone Brook Drive**	(NAME) Lynn Yates	**171-02-0A-038.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) 5924 Stone Brook Drive Brentwood, TN 37027	
(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, **MARY E VINETT, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LYNN YATES, A SINGLE WOMAN,** 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 Unit No. 38 on the Plan of Brentwood Villa Condominiums, Phase II, of record in Book 6900, page 185, of the Register's Office for said County, to which plan reference is hereby made for more complete and detailed description of said lot.

Being the same property conveyed to Mary E. Vinett by Warranty deed from Radnor Homes, Inc of record in Book 7389, page 35, Register's Office for Davidson County, Tennessee, dated October 19, 1987 and recorded on October 28, 1987.

Being the same property conveyed to Mark A. Ellmore, Jr., Trustee by Quitclaim Deed from Mary E. Vinett, of record in Book 10294, page 786, Register's Office for Davidson County, Tennessee, dated December 11, 1996 and recorded on December 18, 1996 and within the same deed the said Mark A. Ellmore, Jr., Trustee conveyed his interest in the subject property to Gerard F. Vinett and wife, Mary E. Vinett

The said Gerard F. Vinett having since died on September 21, 2016 leaving Mary E. Vinett as sole surviving Tenant by the Entirety.

This conveyance is subject to:
- Subject to all matters shown on the PUD Boundary Plat of record in Plat Book 6900, Page 4, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 185, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property regime of Brentwood Villa, and recorded in Book 6923, page 943; Book 7035, page 115; Book 7101, page 730 as re-recorded in Book 7143, page 18 and amended in Book 7266, page 84 and Book 7423, page 574, Register's Office for Davidson County, Tennessee.
- By-Laws of Brentwood Villa of record in Book 6923, page 986; Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, Tennessee.
- Charter of Brentwood Villa Condominium Association, Inc. of record in Book 6936, page 895, as amended in Book 7998, page 249 and Book 8267, page 270, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 5155, page 164, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 6385, page 814, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance as Sanitary Sewer and Water Mains to serve Brentwood Villa of record in Book 8127, pages 666 and 667and Book 8127, page 17, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Taxes for 2020 and subsequent years a lien not yet due and payble.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5924 Stone Brook Drive, Brentwood, Tennessee 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 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 ~~30th~~ 2nd day of ~~SEPTEMBER~~ October, 2020.

Mary E Vinett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY E VINETT, 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 ~~30th~~ 2nd of ~~September~~ October, 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

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, Jessica L. Tolley, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY