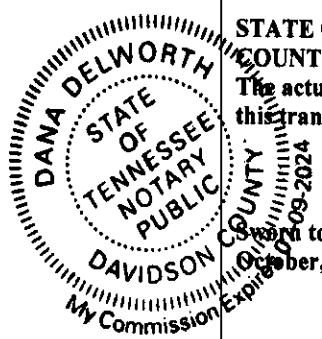


STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $305,000.00.

Affiant

Sworn to and subscribed before me this 27th day of October, 2020.

Notary Public
My Commission Expires: 7/9/24

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

Karen Johnson Davidson County
Batch# 507291 DEEDWARR
11/02/2020 10:31:26 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20201102-0127696

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Yolanda James	5106 Ander Drive		
5106 Ander Drive		New Owner	**181-10-OE-086.00-CO**
Brentwood, TN 37027	Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Lindsey Tatham Brown, a single person** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Yolanda James, an unmarried woman** (Grantee), her heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Phase One, Section Two High Point of record in Plat at Instrument No. 20110620-0047097, 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 Lindsey Tatham Brown by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20121025-0097814 Register's Office for Davidson County, Tennessee, dated October 24, 2012 and recorded on October 25, 2012.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021 and all subsequent years.
Plan of record in Plat at Instrument No. 20110620-0047097, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4C 20 5106

Declaration of Covenants, Conditions and Restrictions for High Point with By-Laws appended thereto, of record in Instrument Number 20110603-0042709 as amended by Instrument No. 20120119-0005431and amended Instrument No. 20170811-0082700, Register's Office for Davidson County, Tennessee.
Charter of High Point HOA of record in Instrument Number 20100113-003233, in the Register's Office for Davidson County, Tennessee.
Non-Exclusive Easement crossing a portion of Highpoint Investors, LLC, property shown in vesting Deed of record in Instrument Number 20080214-0014939, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20090309-0020470, in the Register's Office for Davidson County, Tennessee.
Easements for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument Number 20090309-0020488 and Instrument No. 20090309-0020517, in the Register's Office for Davidson County, Tennessee.
Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20090714-0065912, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewers, Water Line and Appurtenances of record in Instrument Number 20110411-0027742, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record in Instrument Number 20090805-0073466, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewers, Water Line and Appurtenances of record in Instrument Number 20110411-0027748, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20170921-0096817, in the Register's Office for Davidson County, Tennessee.
Rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 27th day of October, 2020.

Lindsey Tatham Brown

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Lindsey Tatham Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 27th day of October, 2020.

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 12.29.22