#15167

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

Falak Bermous
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October 2020.

Notary Public
MY COMMISSION EXPIRES: _____
File No. G20-10799

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 12-20-2020

Karen Johnson Davidson County
Batch# 507516 DEEDWARR
11/02/2020 03:12:05 PM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20201102-0128024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Falak Bermous (NAME)	(NAME)	173-09-0A-617.00-C
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Dylan Cornette and Autumn Cornette, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Falak Bermous,** 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 Lot No. 745 on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dylan Cornette and Autumn Cornette, husband and wife, by Warranty Deed from Scott T. Taube and Brittany Furse-Taube, husband and wife, of record in Instrument No. 20180828-0085182, in the Register's Office of Davidson County, Tennessee, dated August 24, 2018, and recorded on August 28, 2018.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One of Phase Eight Lenox Village, as recorded in Instrument No. 20060824-0104608.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032825, supplemented in Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, supplemented in Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383.
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument Nos. 20010918-0100849, 20010918-

0100850, 20010918-0100851 and 20010918-0100852.
6. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2427 Alteras Drive, 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 we do covenant with 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. Whenever 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 30th day of October, 2020.

Dylan Cornette

Autumn Cornette

STATE OF Tennessee
COUNTY OF Hamilton

On this 30th day of October, 2020, before me personally appeared Dylan Cornette and Autumn Cornette, 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 30th day of October, 2020.

Notary Signature
My commission expires: 9/17/22

MATTHEW WOLF
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 17, 2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066