Karen Johnson Davidson County
Batch# 508684 DEEDWARR
11/04/2020 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,271.80
20201104-0129032

WARRANTY DEED

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE My Comm Exp. November 30, 2020 COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $614,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-30-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Mark Cauthen and Machelle Renee York	New Owner	064 03 0A 004.00
(NAME)	(NAME)	
4041 Brandywine Pointe Boulevard		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 considerations, the receipt of which is hereby acknowledged, I, Diana Vraney, an unmarried woman, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto John Mark Cauthen and Machelle Renee York, husband and wife, hereinafter called the GRANTEE(S), their 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. 69 on the Plan of Brandywine Pointe Subdivision, Phase One, Section 1, a Planned Unit Development, as of record in Book 7900, Page 164 and revised in Book 7900, Pages 170-172, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Diana Vraney, an unmarried woman by Special Warranty Deed from Regions Bank, an Alabama corporation, dated 11/01/2018 and recorded 11/06/2018, of record in Instrument 201811060109979, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 7900, Page 156; All matters shown on the plat of record in Plat Book 7900, Page 164, and revised in Book 7900, Pages 170, 171 & 172; Covenants, conditions, easements and restrictions recorded in Book 8120, Page 170, Book 9544, Page 69, Book 8671, Page 484, Book 9010, Page 627 and Book 9576, Page 247; Covenants, conditions, easements and restrictions recorded in Book 8695, Page 379, Book 9145; Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10447, Page 711 and Book 10684; Page 324; Covenants, conditions, easements and restrictions recorded in Instrument 01512070122778; Dedication of Utilities Easement of record in Book 9178, Page 781; Dock Easement for parking, Ingress/Egress of record in Book 11108, Page 555; By-laws of Brandywine Pointe Community Association of record in Book 10721, Page 835; By-laws of Brandywine Pointe Community Association of record in Book 10721, Page 835, and Charter of Brandywine Pointe Community Association Inc of record in Book 9013, Page 39, and Book 9117, Page 77, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ **4041 Brandywine Pointe Boulevard, Old Hickory, TN 37138**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Effective the 2nd day of November, 2020.

Diana Vraney

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diana Vraney**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of November, 2020.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202011040129032

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

