Karen Johnson Davidson County
Batch# 508854 DEEDWARR
11/04/2020 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $817.70
20201104-0129257

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00.

X _____
Affiant

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

_____
Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0983

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gueary Andrew Brigham and wife, Nadia Brigham	NEW OWNER	Map: 095050B09500CO
(NAME) 2120 Lebanon Pike; Unit 103	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-ONE THOUSAND AND NO/100 DOLLARS ($221,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHELLE L. TEMPEL, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GUEARY ANDREW BRIGHAM AND WIFE, NADIA BRIGHAM,

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:

Being Unit No. 103 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Michelle L. Tempel, an unmarried woman, by deed from Cheryl L. Sebastian, an unmarried woman, of record in Instrument No. 20091002-0091511, dated September 30, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument No. 20010806-0083543, said Register's Office; (3) Easement of record in Inst. 20031007-0147962, said Register's Office; (4) Grant of Transmission Line Easement of record in Book 1163, Page 638 and Book 1207, Page 513, said Register's Office; (5) Agreement for Dedication of Easement for Sanitary Sewers of record in Instrument No. 20040319-0031672, said Register's Office; (6) Charter for Homeowner's Assoc. of record in Instr. 20020709-0082356; Instr. 20010806-0083542; and Deed of record in Instr. 20020710-0083021, Register's Office for said County; (7) Deed of Conveyance of record in Instrument 20020709-0082358 and re-recorded in Instrument 20020710-0083021, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instr. 20010806-0083543, Instr. 20031007-0147961; Instr. 20020709-0082357; Instr. 20030425-0055753; and Instr. 20040419-0043570, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2120 Lebanon Pike; Unit 103, Nashville, TN 37210
(House No.) (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 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. 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 our hands this 2nd day of November, 2020.

Michelle L. Tempel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle L. Tempel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged 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.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY