**Prepared By & Return To:**
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0772

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of October, 2020

Notary Public

Commission Expires: 4-18-2021

Karen Johnson Davidson County
Batch# 509234 DEEDWARR
11/05/2020 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $758.13
20201105-0129747

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Shelby Smith<br>773 Bradburn Village Way<br>Antioch, TN 37013 | New Owner | 164-06-0B-176.00-CO |

# WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

**Mark Anthony Trotter and Nikki Noel Trotter, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Shelby Smith, a single woman**

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:

Unit 176, of the Townhomes of Bradburn Village, Phase 2, Section 2, as established in Master Deed of record at Instrument No. 20190605-0053811, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark Anthony Trotter and Nikki Noel Trotter, husband and wife by Warranty deed from OLE South Properties, a Tennessee corporation of record in Instrument No. 20200214-0017032 Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on February 14, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 773 Bradburn Village Way, Antioch, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of October, 2020.

Mark Anthony Trotter by Taylor Grills as Attorney in Fact
Mark Anthony Trotter, by Taylor Grills
As Attorney-in-Fact

Nikki Noel Trotter by Taylor Grills as Attorney in Fact
Nikki Noel Trotter, by Taylor Grills
As Attorney-in-Fact

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 Taylor Grills, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Mark Anthony Trotter and that he is authorized by Mark Anthony Trotter to execute this instrument on his behalf.

Witness my hand and official seal at Mt. Juliet, Tennessee this 29th day of October, 2020.

Notary Public
My Commission Expires: _____

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

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 Taylor Grills, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Nikki Noel Trotter and that he is authorized by Nikki Noel Trotter to execute this instrument on her behalf.

Witness my hand and official seal at Mt. Juliet, Tennessee this 29th day of October, 2020.

Notary Public
My Commission Expires: _____

GREGG W. CLARKE
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
WILSON COUNTY

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**WARRANTY DEED**