WARRANTY DEED

Karen Johnson Davidson County
Batch# 518022 DEEDWARR
11/17/2020 03:21:40 PM 2 pgs
Fees: $13.00 Taxes: $1,711.25

20201117-0135511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAUREN ROSE EWING STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 02-22-22

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/ PARCEL NUMBER(S)
Jacqueline Novak and Pierrick Layreau	**New Owner**	
(NAME)	(NAME)	
6645 Christiansted Lane		**172-10-0B-012.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, **BRANDON C. NUNNALLY AND BARTT NUNNALLY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACQUELINE NOVAK AND PIERRICK LAYREAU,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 12 on the Plan of Christiansted Valley, Phase 1, Revision 1 of record in Plat at Instrument No. 20000215001514**9**, Instrument No. 20000215001515**0** and revised in Instrument No. 20010209-0012852, 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 Danny Fox and Brandon C. Fox by Warranty deed from Cecil B. Cate of record in Instrument No. 20060407-0040574 Register's Office for Davidson County, Tennessee, dated March 28, 2006 and recorded on April 07, 2006. and Deed of Correction, recorded on January 18, 2018 in Instrument No. 20080118-0005897

Being the same property conveyed to Brandon C. Fox by Quitclaim deed from Danny Fox of record in Instrument No. 20070907-0107810 Register's Office for Davidson County, Tennessee, dated September 04, 2007 and recorded on September 07, 2007.

Being the same property conveyed to Brandon C. Nunnally and Bartt Nunnally, wife and husband, as joint tenants by Quitclaim deed from Brandon C. Nunnally, f/k/a Brandon C. Fox, a married woman of record in Instrument No. 20170524-0051427 Register's Office for Davidson County, Tennessee, dated Mat 04, 2017 and recorded on May 24, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- All matters on the old plat of record in Plat Book 1, Page 95, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20000215-0015149 and Instrument No. 20000215-0015150 and revised in Instrument No. 20010209-0012852, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 19991221-0305559, amended in Instrument No. 20000728-0074515, Instrument No. 20070206-0015266 and Instrument No. 20170602-00551, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 19991221-9195560 and amended in Instrument No. 19991221-9195561, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to HO of record in Instrument Number 20020916-0112445, corrected in Instrument No. 20030715-0098810 and Instrument No. 20050516-0054926, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11628, Page 8, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6645 Christiansted Lane, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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 my/our hand(s) this the 12th DAY OF NOVEMBER, 2020.

Brandon C. Nunnally

Bartt Nunnally

STATE OF Florida
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON C. NUNNALLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2020.

Notary Public
My Commission Expires: 7-28-2021
(SEAL)

LETICIA L. ELLIOTT NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires July 28, 2021
Comm. # GG 118389

STATE OF Florida
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARTT NUNNALLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2020.

Notary Public
My Commission Expires: 7-28-2021
(SEAL)

LETICIA L. ELLIOTT NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires July 28, 2021
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RETURN TO:
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Nashville, TN 37212