WARRANTY DEED

Karen Johnson Davidson County
Batch# 549398 **DEEDWARR**
01/07/2021 11:34:20 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20210107-0003332

O-SB-TP-20-745

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Amanda J. Priddy	**NEW OWNER**	
(NAME)	(NAME)	**160-14-0C-045.00-CO**
745 Fox Ridge Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **TIMOTHY L. PRIDDY AND WIFE, LINDA R. PRIDDY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA J. PRIDDY, A SINGLE WOMAN** 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 Unit No. 745 in Brentwood Trace Condominiums, Section Two, a horizontal property regime, as shown on the plat of Brentwood Trace Condominiums, Section Two, of record in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 5818, page 915, said Register's Office, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and Bylaws appended thereto, record in Book 5818, page 915, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Timothy L. Priddy and wife, Linda R. Priddy by Warranty deed from William E. Conn, a married man of record in Instrument No. 20130424-0040727 Register's Office for Davidson County, Tennessee, dated April 17, 2013 and recorded on April 24, 2013.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 376 and 377, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace of record in Book 5818, Page 915; Book 5524, Page 415 and Book 5545, Page 510, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5524, Page 424; Book 5537, Page 988; Book 5868, Page 70 and Book 5818, Page 925, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of record in Book 6122, Page 419; Book 6122, Page 421; Book 5878, Page 461 and Book 5878, Page 489, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 5818, Page 949, in the Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement Water Mains and Appurtenances of record in Book 5155, Page 164 and Book 5155, Page 169, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 5861, Page 411, in the Register's Office for Davidson

County, Tennessee.
- Creation of easement with reference to Plat in Book 4460, Page 110 and Book 4831, Page 125, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **745 Fox Ridge Dr, Brentwood, Tennessee 37027**.

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 31st DAY OF DECEMBER, 2020.

Timothy L. Priddy

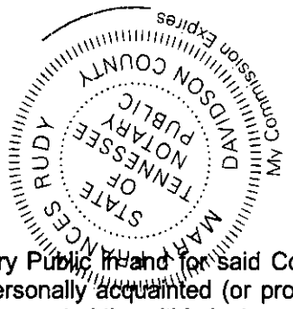
Linda R. Priddy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY L. PRIDDY, 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 31st of December, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

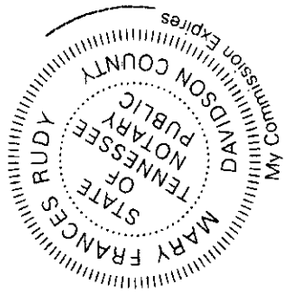


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA R. PRIDDY, 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 31st of December, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212