Karen Johnson Davidson County
Batch# 549462 DEEDWARR
01/07/2021 12:59:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20210107-0003425

THIS INSTRUMENT WAS PREPARED BY:
Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

DONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2021.

Notary Public

My Commission Expires: 10-17-2023

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
David F. Crane and wife, Patricia K. Crane 129 Brighton Close Nashville, Tennessee 37205	SAME	104 13 0F 129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ROBERT STEPHEN RICHARDS and wife, JANE B. RICHARDS** (together "Grantors"), have bargained and sold, and by these presents transfer and convey, unto **DAVID F. CRANE and wife, PATRICIA K. CRANE** ("Grantees"), their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 129 on the Plan of Brighton Close, Phase II, a planned unit development, a horizontal property regime, Unit Nos. 128, 129 & 130, of record in Plat Book 9700, Page 695, 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 Robert Stephen Richards and wife, Jane B. Richards, by deed from W. Scott Clark and Nancy E. Clark, Trustees of the Clark Trust, dated November 23, 2016, of record as Instrument No. 20171027-0110390, Register's Office for Davidson County, Tennessee.

This is improved property known as 129 Brighton Close, Nashville, Tennessee 37205. This conveyance is made subject to:

1. All matters as shown on the Plan of record in Plat Book 9700, page 695, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, Including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument Number 20001003-0098148, Instrument No. 20141202-0110443 and Instrument No. 20150430-0039030, Register's Office for Davidson County, Tennessee.

3. Charter for Brighton Close Condominiums Homeowner's Association of record in Book 7522, page 131, as amended in Book 7522, page 134, Book 8273, page 908 and Book 8446, page 679, Register's Office for Davidson County, Tennessee.

4. Conveyance of common area to Brighton Close, a Planned Unit Development, Homeowners' Association, Inc., of record in Book 8698, page 549, Register's Office for Davidson County, Tennessee.

5. All matters as shown on the Plan of record in Plat Book 7900, page 136 and Plat Book 7900, page 246, amended by Surveyor's Certificate of Correction of record In Book 8418, page 215, Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer/Storm Drainage of record In Book 4026, page 522 and Book 3932, page 288, Register's Office for Davidson County, Tennessee.

7. Driveway Easement of record In Book 5612, page 139, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to party walls.

9. Rights of others in and to the use of the common areas/elements.

10. 2021 property taxes, a lien therefor, but not yet due and payable.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto, belonging to Grantees, their heirs and assigns, forever. Grantors covenant with

Grantees that Grantors are lawfully seized and possessed of said land in fee simple, that Grantors have a good right to convey it, and that it is unencumbered, except as otherwise herein set out. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed this 4th day of January, 2021.

ROBERT STEPHEN RICHARDS

JANE B. RICHARDS

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT STEPHEN RICHARDS** and **JANE B. RICHARDS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at Brentwood, Tennessee, this 4th day of January, 2021.

ELIZABETH RICHARDS WEBB STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 07/09/2022

828957.1

TRUE COPY CERTIFICATION

I, Jack W. Robinson, Jr., 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.

Jack W. Robinson, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Jack W. Robinson, Jr., 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: 10-17-2023

Notary Seal

