Karen Johnson Davidson County
Batch# 556230 DEEDWARR
01/19/2021 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20210119-0008050

#36001

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 575,000.00.

Affiant

Subscribed and sworn to me on January 15, 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34154

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Craig A. Brodie Taylor Anne Brodie 812 Onslow Way Nashville, TN 37221	New Owner 812 Onslow Way Nashville, TN 37221	141-15-D-193.00 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William F. Adelman and wife, Lynn C. Adelman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Craig A. Brodie and Taylor Anne Brodie, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Phase III-D, "Sheffield" on the Harpeth of record in Book 7900, pages 710 and 712, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William F. Adelman and wife, Lynn C. Adelman by Warranty Deed from Timothy P. Doolan and wife, Kimberly Doolan recorded on 06/09/2004 in Instrument No. 20040609-0068059, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Revised Boundary Survey of Sheffield on the Harpeth of record in Book 6900, Page 395, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Master Restrictions in Book 7145, Page 954, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Charter of Sheffield on the Harpeth Homeowners' Association, Inc., of record in Book 6939, Page 983, Register's Office for Davidson County, Tennessee.

5. By-Laws of Sheffield on the Harpeth Homeowners' Association, Inc., of record in Book 7145, Page 964 and amended in Book 8146, Page 463, Register's Office for Davidson County, Tennessee.
6. Easement of Transmission Line of record in Book 4136, Page 525, and Book 4279, Page 731, Register's Office for Davidson County, Tennessee.
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 5738, Page 829, Register's Office for Davidson County, Tennessee.
8. Unanimous Consent of the Directors of Sheffield on the Harpeth Homeowners' Association, Inc of record in Book 8276, Page 238, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 812 Onslow Way, Nashville, TN 37221.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 15th day of January, 2021.

William F. Adelman

William F. Adelman

Lynn C. Adelman

Lynn C. Adelman

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 15, 2021, before me personally appeared William F. Adelman and Lynn C. Adelman to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 15, 2021.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, 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: October 2, 2023
Notary Seal:

