WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6.24.2023

(AFFIX SEAL)

April G. Nichols State of Tennessee Notary Public Williamson County

T-C-21-717

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

Karen Johnson Davidson County
Batch# 568981 DEEDWARR
02/05/2021 10:29:13 AM 2 pgs
Fees: $13.00 Taxes: $789.95

20210205-0016857

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Mila Vesley and Helena Vesley	**NEW OWNER**	
(NAME)	(NAME)	**164 06 0B 149.00**
717 Bradburn Village Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **PSYCHE D. DAVIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MILA VESLEY AND HELENA VESLEY, HUSBAND AND WIFE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 149 of The Townhomes of Bradburn Village, Phase 2, Section 1, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Townhomes of Bradburn Village, Phase 2, Section 1, a Horizontal Property Regime, of record in Instrument No. 20180924-0094137, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same Property conveyed to Psyche D. Davis, single woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20190620-0059466, in the Register's Office of Davidson County, Tennessee, dated June 12, 2019 and recorded on June 20, 2019.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060816-0101099, amended by Instrument Nos. 20070717-0084884, 20180713-0068064 and 20070817-0098536, supplemented by Instrument Nos. 20121109-0103798, 20180226-0017976 and 20180924-0094137, and Assignment of Developer's Rights at Instrument No. 20170802-0078538, Register's Office for Davidson County, Tennessee.
- Easement for Right of Way, recorded in Book 3644, Page 317, Book 3670 Page 396 and Book 4728, Page 63, Register's Office for Davidson County, Tennessee.
- Easement for Transmission Line, recorded in Book 5799, Page 662, Register's Office for Davidson County, Tennessee.
- Easement for Grant of Transmission Line, recorded in Instrument No. 20020909-0109148, Register's Office for Davidson County, Tennessee.
- Easement recorded in Instrument No. 20170206-0012425, Register's Office for Davidson County, Tennessee.
- Supplement Right of Way Agreement as set forth in instrument recorded in Book 4579, Page 913, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060608-0068199, Register's Office for Davidson County, Tennessee.
- Agreement Regarding Grant of Easement as set forth in instrument recorded in Instrument No. 20070622-0074712, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Instrument No. 20080502-0045461, Register's Office for Davidson County, Tennessee.
- Access, Utility and Drainage Easement Agreement as set forth in instrument recorded

in Instrument No. 20171229-0132505, 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: **717 Bradburn Village Way, Antioch, Tennessee 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 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 15th DAY OF JANUARY, 2021.

Psyche D. Davis

Psyche D. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PSYCHE D. DAVIS, 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 15th of January, 2021.

William E Grones

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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