WARRANTY DEED

Karen Johnson Davidson County
Batch# 570246 DEEDWARR
02/08/2021 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,578.05
20210208-0017617

G-VRES-21-3037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/12/23 (AFFIX SEAL)

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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)
Bryson Ogdon Breakey and Rachel Ileen Breakey	Behalf Tennessee	
(NAME) **3037 Barnes Bend Drive**	(NAME) Po Box 4980	173-10-0A-037.00-CO
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Johnson City TN 37602	
(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, **JULIE A. WILLIAMS AND JOSEPH A. WILLIAMS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRYSON OGDON BREAKEY AND RACHEL ILEEN BREAKEY, 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:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Final Plat of Phase One, Barnes Bend Estates of record in Plat at Instrument No. 20050802-0090369, 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 Julie A. Williams and Joseph A. Williams, as wife and husband by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20171122-0119950 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 22, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20050802-0090369, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 6050, Page 146, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050524-0058309, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common area of record in Instrument Number 20100520-0039082 and Instrument No. 20140903-0080512, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040907-0107464, in the Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20020201-0014182, Instrument No. 20010918-0100850 and Instrument No. 20040413-0041473, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020408-0042673 and Instrument No. 20020722-0087469 , in the Register's Office for Davidson County, Tennessee.
- Easement for ingress/egress of record in Book 5385, Page 986, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Way of record in Book 5215, Page 482, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 6515, Page 495, 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: **3037 Barnes Bend Drive, 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 5th DAY OF FEBRUARY, 2021.

Julie A. Williams

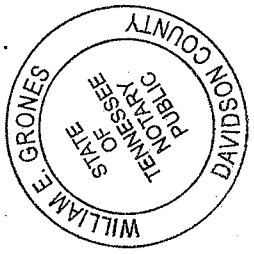
Joseph A. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE A. WILLIAMS, 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 5th of February, 2021.

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

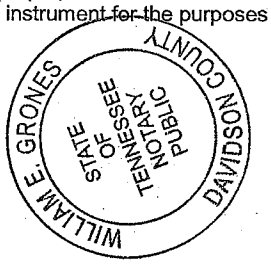


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH A. WILLIAMS, 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 5th of February, 2021.

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



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

I, Delana Leichner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Delana Leichner

Signature

STATE OF TENNESSEE

COUNTY OF TENNESSEE

Personally appeared before me a notary for this county and state, Delana Leichner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheri Engel

Notary Signature

My Commission Expires: 12/18/2023

