Karen Johnson Davidson County
Batch# 573364 DEEDWARR
02/12/2021 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210212-0020039

WARRANTY DEED

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-18-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan Brown and Britney Brown	loanDepot.com, LLC	
(NAME)	(NAME)	
209 Indian Summer Ct.	4800 N. Scottsdale Rd, Ste 3800	032-09-0B-038.00-CO
(ADDRESS)	(ADDRESS)	
Nashville,TN 37207	Scottsdale, AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Allison Patton, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evan R Brown and Britney Brown, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 198 on the Plan of Quail Ridge, Phase Three, Section Seven of record in Plat at Instrument No. 20070418-0046363, 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 a portion of the same property conveyed to Allison Patton, unmarried by Warranty deed from The Developers, a Tennessee Joint Venture of record in Instrument No. 20160714-0072548, and Affidavit at Instrument No. 20180321-0026507 Register's Office for Davidson County, Tennessee, dated July 13, 2016 and recorded on July 14, 2016. (Value of consideration shown in aforementioned deed $429,000.00.)

- **This conveyance is subject to all easements, restrictive covenants and conditions including those** By-Laws of record in Instrument No. 20050920-0113102. Charter for Quail Ridge HOA of record in Instrument No. 20050920-0113101. Deed for common areas to HOA of record in Instrument No. 20070514-0057000. Deed(s) of Conveyance to the Metropolitan Government of record in Book 11444, Page 161. Storm Water Detention Agreement of record in Instrument No. 20040902-0106431. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number Instrument No. 20030312-0033193, Instrument No. 20040817-0099250, Instrument No. 20040817-0099251, Instrument No. 20040817-0099252 and Instrument No. 20040902-0106431. Subject to rights of others in and to the common areas and/or elements. Subject to Notice of Completion of recording Instrument No. 20201026-0123904, in the Register's Office for Davidson County, Tennessee, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 209 Indian Summer Ct. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 hand this 10th day of February, 2021.

Allison Patton

Allison Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Allison Patton** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 2021.

Cari Allen

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

