WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFF

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Y-SB-CRE-21-2331

Karen Johnson Davidson County
Batch# 584567 **DEEDWARR**
03/04/2021 10:18:52 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20210304-0028158

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)
Wilson D. Christian, IV	**New Owner**	
(NAME) **2331 Traemoor Village Place**	(NAME)	**114-07-0A-106.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **PATRICIA FAY BROWN AND ROBERT A. BROWN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILSON D. CHRISTIAN, IV, A SINGLE MAN,** 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 Unit No. 106 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No: 20070323-0035561, amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No: 20080808-0081934, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Fay Brown and Robert A. Brown, wife and husband by Warranty deed from Sarah Bevis, a single woman of record in Instrument No. 201807170069366 Register's Office for Davidson County, Tennessee, dated July 12, 2018 and recorded on July 17, 2018.

This conveyance is subject to:

- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of Sawyer Brown Road Right-of-Way Dedication for Traemoor Village of record in Instrument No. 20070607-0068258, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Traemoor Village, of record in Instrument No. 20070323-0035561, and Amended and Restated in Instrument No. 20080318-0027145 with Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to the Townhomes of Traemoor Village Homeowners Association, Inc., a Tennessee non-profit corporation of record in Instrument No. 20070725-0088225, and in Quit Claim filed in Instrument Number 20080819-0085122, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20081219-0121382, in the Register's Office for Davidson County, Tennessee.
- Dedication of Public Utilities Easement of record in Book 7142, page 463, Register's Office for Davidson County, Tennessee.
- Subject to any and all visible easements lying on and across the property, including but not limited to a Tennessee Valley Authority (TVA) transmission line easement, as referenced in the Special Warranty Deed of record in Instrument No. 20060711-0083332, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20061017-0128855, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7847, Page 385, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20170921-0097001, 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: **2331 Traemoor Village Place, Nashville, Tennessee 37209**.

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 26th DAY OF FEBRUARY, 2021.

Patricia Fay Brown

Patricia Fay Brown

Robert A. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA FAY BROWN, 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 26th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT A. BROWN, 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 26th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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