RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21020008

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TN }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12 DAY OF MARCH, 2021.

NOTARY PUBLIC

My Commission expires: 1-8-24

Address of New Owner	Send Tax Bills To:	Tax Information:
James Dylan Nugent 706 Fox Ridge Drive Brentwood, TN 37027	Same	160-14-0C-006.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jonathan Tanner Netterville, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **James Dylan Nugent,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

an Unmarried man

Land in Davidson County, Tennessee, being Unit No. 706 on the Plan of Brentwood Trace Condominiums, Section II, of record in Plat Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums, Section II, a horizontal property regime established by Master Deed of record in Book 5818, Page 915, amended in Book 5868, Page 70, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Tanner Netterville, unmarried, by Warranty Deed from Kayla Felts Jackson and husband, John Andrew Jackson, dated 03/30/2009 and recorded on 04/03/2009 in Instrument No. 20090403-0030769, Register's Office for Davidson County, Tennessee.

This is property generally located:
706 Fox Ridge Drive, Brentwood, TN 37027

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 5200, Page 376, and Plat Book 5200, Page 377, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Master Deed and By-Laws for Brentwood Trace Condominiums, Section Two of record in Book 5818, Page 915, and amended in Book 5868, Page 70, said Register's Office.
4. Storm Water Detention Agreement of record in Book 5861, Page 411, said Register's Office.
5. Easement for Water Mains in Book 5878, Page 489, said Register's Office.

Karen Johnson Davidson County
Batch# 592561 **DEEDWARR**
03/16/2021 11:05:05 AM 2 pgs
Fees: $13.00 Taxes: $873.20

20210316-0034596

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Jessica Hawk Netterville joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantor(s) herein. Further, she does hereby convey unto Grantee(s) all right, title and interest that she may have in the above-described property as a result of being the spouse of **Jonathan Tanner Netterville**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Jonathan Tanner Netterville and Jessica Hawk Netterville** has/have caused this instrument to be executed, this the 12 day of March, 2021.

Jonathan Tanner Netterville

Jessica Hawk Netterville

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jonathan Tanner Netterville and Jessica Hawk Netterville,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 12 day of March, 2021.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY