Karen Johnson Davidson County
Batch# 606839 DEEDWARR
04/05/2021 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20210405-0044089

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00. Affiant Sworn to and subscribed before me this 1st day of April, 2021 Notary Public My commission expires: 5-9-2023

DOROTHY M SANDERS
2021-649
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. 5-9-2023

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Absolom T. Haile (NAME)	United Wholesale Mortgage (NAME)	**050-02-0A-295.00CO**
(ADDRESS) **3635 Brookway Drive** **Nashville, TN 37207**	(ADDRESS) 585 South Blvd E. Pontiac, MI 48341	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Austin Warehime, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Absolom T. Haile, a single man, as sole owner** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 295 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839, amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in instrument No. 20180105-0001817 further amended by Second Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development (Annexing Section 5A Property) of record in Instrument No. 20190708-0066428 and further amended by Third Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes a Townhome Planned Unit Development (Annexing Section 5B Property) of record in Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being all the same property conveyed to Austin Tyler Warehime, unmarried man by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200828-0098048, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3635 Brookway Dr., Nashville, TN 37207.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes for the year 2021 and subsequent years, a lien, not yet due and payable, (7) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens for Belle Arbor as provided in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20171116-0117974, corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839, amended by Instrument No. 20180105-0001817, Instrument No. 20200804-0085685, and made applicable in Third Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development annexing Section 58 Property) Instrument No. 2019112-0116482, said Register's Office, (8) Sanitary Sewer Easements of record in Book 6218, page 217, Instrument No. 20160128-0008211, Instrument No. 20160128-0008261, Instrument No. 20171130-0122273, Instrument No. 20170918-0095214, Instrument No. 20170918-0095216, Instrument No. 20171130-0122273, and Instrument No. 20190314-0023490, said Register's Office, (9) Stormwater Detention Agreements of record in Instrument No. 20100903-0070291 and Instrument No. 20190325-006876, said Register's Office, (10) Decree and Easements contained in instrument of record in Book 6181, Page 43, said Register's Office, (11) Subject to gas line easement as shown on survey by Kevin A. Edmonson, Registered Land surveyor, No. 1515, dated January 19, 2004, and (12) Subject to the provisions of the Tennessee Horizontal Property Act in T.C.A. Section 66-27-101 et. seq.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of April, 2021.

(SEAL)
Austin Warehime

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of March, 2021, before me personally appeared Austin Warehime, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2021.

Notary Signature
My commission expires: 5-9-2023

DOROTHY M. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Signature

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

