WARRANTY DEED

Karen Johnson Davidson County
Batch# 609215 **DEEDWARR**
04/07/2021 10:27:06 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20210407-0045717

Y-SB-P-21-1752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Amanda Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/24/24 (AFFIX SEAL)

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

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)
Daniel Helm and Miranda Helm	new owner	
(NAME)	(NAME)	**141-05-0A-672.00-CO**
1752 Eastwick Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **JONATHAN BREWSTER AND JASMINE BREWSTER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL HELM AND MIRANDA HELM, 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. 672 on the Plan of Final Plat of Avondale Park, Phase 3, Section 3 of record in Plat at Instrument No. 20170324-0028914, 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 Jonathan Brewster and Jasmine Brewster, husband and wife by Special Warranty deed from NVR, Inc., a Virginia corporation T/A Ryan Homes of record in Instrument No. 20180214-0014549 Register's Office for Davidson County, Tennessee, dated February 13, 2018 and recorded on February 14, 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 record as Instrument Number 20170324-0028914, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Avondale Park, with By-Laws appended thereto, of record in Instrument Number 20081203-0117452, amended in Instrument No. 20101223-0102254, Instrument No. 20090331-0028791 and Instrument No. 20190313-0023161 Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument No. 20020821-0100879, Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee.
- Deed to USA of record in Book 4118, Page 694 and Book 4228, Page 635, Register's Office for Davidson County, Tennessee.
- Order to TVA of record in Book 4273, Page 280, Register's Office for Davidson County, Tennessee.
- Easement(s) to Harpeth Valley Utilities District of record in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement(s) of record in Instrument No. 20060512-0055867 and Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071002-0117293 and Instrument No. 20141202-0110280, Register's Office for Davidson County, Tennessee.
- Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee.
- Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903, Register's Office for Davidson County, Tennessee.
- Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record as Instrument Number 20140722-0064838, Register's Office of Davidson County, Tennessee.
- Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.

- Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office from Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).
- Easement of record in Book 5738, Page 819, Partial Abandonment of Easement of record in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
- A portion of the overall Property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).
- Title to that portion of the property embraced within the high and low watermark of the Big Harpeth River.
- Riparian rights claimed or asserted by surrounding land owners and the State of Tennessee.
- Easement for access road granted by Roger N. Hutton to United Sates of America by instrument of record in Book 4116, Page 151, register's Office for Davidson County, Tennessee.
- Easement for water line granted by Roger N. Hutton to United States of America by judgment, a certified copy of which is of record in Book 4364, Page 895, Register's Office for Davidson County, Tennessee.
- Subject to right of way as shown on the Plan of record in Plat Book 4300, Page 49, Register's Office for Davidson County, Tennessee.
- Right of way of all roads and easements of the Nashville, Chatanooga & St. Louis Railway and spur tracks, if any lying within the boundaries of the property, included but not limited to the following: Book 341, Pages 277, Book 350, Page 371, Book 362, Page 561, Book 513, Page 396, Register's Office for Davidson County, Tennessee.
- A 15 foot public roadway running parallel with the railroad right of way in Book 1237, Page 674, Register's Office for Davidson County, Tennessee.
- Permanent Easement Agreement of record in Instrument No. 2000707-0063325, Register's Office for Davidson County, Tennessee.
- Easement granted to Nashville, Chattanooga & St. Louis Railway for right of way in the Chancery Court of Davidson County, Tennessee, Docket No's. 25,062 & 26,939 (reference thereto appear in a deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee, and subsequent deeds)
- Agreement between Louisville and Nashville Railroad Company and Joe M. Rogers, of record in Book 5348, Page 362 and assigned in Book 5902, Page 469, Register's Office for Davidson County, Tennessee.
- All easements noted in deed of record in Book 10748, Page 876, Register's Office of Davidson County, Tennessee.
- Advertising space lease to Lamar Corporation in Book 6078, Page 619, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Avondale Park Owner's Association of record in Instrument Number 20170130-0009317, in the Register's Office for Davidson County, Tennessee.
- Easement to US Sprint Communications of record in Instrument Number 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3369, Page 316 and Book 3033, Page 185, in the Register's Office for Davidson County, Tennessee.
- Advertising space lease of record in Book 4494, Page 882, in the Register's Office for Davidson County, Tennessee.
- Oil and gas lease from John Smallman Cowden and wife, Ruby S Cowden, to B.G. Pratte, dated September 2, 1959 of record in Book 3084, Page 317, 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: **1752 Eastwick Ln, Nashville, Tennessee 37221**.

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 31st DAY OF MARCH, 2021.

Jonathan Brewster

Jasmine Brewster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN BREWSTER, 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 31st of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASMINE BREWSTER, 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 31st of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021