WARRANTY DEED

Karen Johnson Davidson County
Batch# 613976 DEEDWARR
04/13/2021 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $773.43
20210413-0049137

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,035.00.

Donna K Trent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2021.

Makeysha Sorensen
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0183

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ranjit Kaur and Balpreet Bedi	New Owner	Map: 164060B16400CO
(NAME) 747 Bradburn Village Way	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINE THOUSAND THIRTY-FIVE AND NO/100 DOLLARS ($209,035.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANGELA SUE HAYES, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RANJIT KAUR AND BALPREET BEDI, WIFE AND HUSBAND, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

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:

Being all of Lot No. 164, on the plan of Townhomes of Bradburn Village, Phase 2, Section 1, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Bradburn Village, of record in Instrument Number 20180924-0094137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela Sue Hayes, an unmarried woman, by deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20191021-0107450, dated October 11, 2019, Register's Office for said County.

This conveyance is made subject to: 2021 taxes, which have been prorated and assumed by the Grantees.

Easement to Colonial Pipeline Co. of record in Book 3644, Page 317, Book 3670, Page 396 and Book 4579, Page 913, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20060608-0068199, in the Register's Office for Davidson County, Tennessee.

Easement to Tennessee Telephone Co. DBA Telecom TDS of record in Instrument No. 20080807-0081447, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 5799, Page 662, Instrument No. 20020905-0107384 and Instrument No. 20020909-0109148, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument No. 20070622-0074712, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20060823-0103545, in the Register's Office for Davidson County, Tennessee.

TVA Line Easement of record in Book 4579, Page 913 and Book 4728, Page 63, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20080502-0045461, in the Register's Office for Davidson County, Tennessee.

Waiver of Option Agreement of record in Instrument No. 20170802-0078535, in the Register's Office for Davidson County, Tennessee.

Assignment of Developers Rights of record in Instrument No. 20170802-0078538, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of Nashville I, LLC of record in Instrument No. 20170206-0012425, in the Register's Office for Davidson County, Tennessee.

Access, Utility and Drainage Easement Agreement of record in Instrument No. 20171229-0132505, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20060823-0103546, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20060816-0101099, amended and supplemented in Instrument No. 20070717-0084884, Instrument No. 20070817-0098536, Instrument No. 20121109-0103798, Instrument No. 20180226-0017976, Instrument No. 20180924-0094137, Instrument No. 20180713-0068064, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 747 Bradburn Village Way, Antioch, TN 37013
(House No.) (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 our hands this 9th day of April, 2021.

Angela Sue Hayes

Angela Sue Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela Sue Hayes, 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.

Witness my hand and official seal this, 9th day of April, 2021.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY