Karen Johnson Davidson County
Batch# 616019 DEEDWARR
04/15/2021 02:47:30 PM 5 pgs
Fees: $28.00 Taxes: $3,330.00
20210415-0050648

THIS INSTRUMENT PREPARED BY: Jack Robinson, Jr. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $900,000.00. **Affiant** Subscribed and sworn to before me, this 15th day of April, 2021. Notary Public My Commission Expires: 9/7/21

Address New Owner As Follows:
Lance M. Marrow
129 Brighton Close
Nashville, TN 37205

Send Tax Bills To:

SAME

Map-Parcel Number:
104-13-0F-129.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID F. CRANE AND WIFE, PATRICIA K. CRANE** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and

convey unto **LANCE M. MARROW**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 129 on the Plan of Brighton Close, Phase II, a Planned Unit Development, a Horizontal Property Regime, Unit Nos. 128, 129 & 130, of record in Plat Book 9700, Page 695, 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 David F. Crane and wife, Patricia K. Crane, by deed from Robert Stephen Richards and wife, Jane B. Richards, dated January 4, 2021, of record as Instrument No. 20210107-0003425, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 9700, page 695, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument Number 20001003-0098148, Instrument No. 20141202-0110443 and Instrument No. 20150430-0039030, Register's Office for Davidson County, Tennessee.

4. Charter for Brighton Close Condominiums Homeowner's Association of record in Book 7522, page 131, as amended in Book 7522, page 134, Book 8273, page 908 and Book 8446, page 679, Register's Office for Davidson County, Tennessee.

5. Conveyance of common area to Brighton Close, a Planned Unit Development, Homeowners' Association, Inc., of record in Book 8698, page 549, Register's Office for Davidson County, Tennessee.

6. All matters as shown on the Plan of record in Plat Book 7900, page 136 and Plat Book 7900, page 246, amended by Surveyor's Certificate of Correction of record in Book 8418, page 215, Register's Office for Davidson County, Tennessee.

7. Sanitary Sewer/Storm Drainage of record in Book 4026, page 522 and Book 3932, page 288, Register's Office for Davidson County, Tennessee.

8. Driveway Easement of record in Book 5612, page 139, Register's Office for Davidson County, Tennessee.

9. Rights of others in and to party walls.

10. Rights of others in and to the use of the common areas/elements.

This is improved property known as: 129 Brighton Close, Nashville, TN 37205

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 15th day of April, 2021.

David F. Crane

Patricia K. Crane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID F. CRANE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 2021.

Notary Public

My Commission Expires: 9/7/21

LINDA KORNER RAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT 7

834305.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA K. CRANE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 2021.

Notary Public

My Commission Expires: 9/7/21

LINDA TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 7 2021

834305.1/200736

True Copy Certification

I, JACK W. ROBINSON, JR., do hereby make oath that I am a licensed attorney and/or 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Jack W. Robinson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LINDA TURNER RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 2021

Notary's Signature

My Commission Expires: 9/7/21

Notary's Seal

834305.1/200736