PREPARED BY ~~(AND RETURN TO):~~

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey*
*Margaret H. Taylor*

*Percy Wilkins, Jr. (1933-2017)*

Karen Johnson Davidson County
Batch# 624343 DEEDWARR
04/28/2021 09:50:04 AM 2 pgs
Fees: $13.00 Taxes: $2,921.15
20210428-0056518

W & I Ref: (DM) Title No.: 61796
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Shellie R. Creson Revocable Living Trust<br>127 Brighton Close<br>Nashvulle, TN 37205 | New owner |

**TAX MAP PARCEL NUMBERS:** 104130F12700CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$789,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy L. Brown and Toni R. Brown, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shellie R. Creson, Trustee of the Shellie R. Creson Revocable Living Trust**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 127 on the Plan of Brighton Close, Phase II, Units 126 & 127, a planned unit development of record in Book 7900, page 136 amended in Book 9700, page 100, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy L. Brown and wife, Toni R. Brown by Warranty Deed from Tyree B. Harris, IV, dated April 29, 2015 and recorded on May 4, 2015 of record in Instrument No. 20150504-0040108, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The Plan, with Owner's Certificate, of record in Book 7900, page 136, amended in Book 9700, page 100, said Register's Office, which Plan shows a minimum building set back line and easement to which Plan reference is hereby made for a more complete description. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200001003-0098148, amended in Instrument No. 20141202-0110443, Instrument No. 20150430-0039030, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c. Charter of Brighton Close, Phase II, of record in Book 8273, page 908, said Register's Office. Attorney's Certificate of record in Book 9942, page 637, said Register's Office.

**This is improved property, known as 127 Brighton Close, Nashville, TN 37205**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-SB-BR-21-127

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 23rd day of April, 2021.

Timothy L. Brown

Toni R. Brown

**State of** Tennessee

**County of** Davidson

On this 23rd day of April, 2021, before me the undersigned authority, personally appeared Timothy L. Brown and Toni R. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $789,500.00.

Affiant

Sworn and subscribed before me this 23 day of April, 2021.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary