(13)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

MISTY LYNN JOHNSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2023

JM-SB-BHHS-21-6008

Karen Johnson Davidson County
Batch# 641511 **DEEDWARR**
05/21/2021 08:49:31 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210521-0069103

THIS INSTRUMENT WAS PREPARED BY

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

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)
Lenetta Cline Heliand	**NEW OWNER**	
(NAME)	(NAME)	**098-10-0A-003.00-CO**
6008 Hagars Grove Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **MARY L. SMITH-BROWN AND DAVID M. BROWN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LENETTA CLINE HELIAND,** 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. 3 on the Plan of Phase One, Hagars Grove of record in Plat at Instrument No. 20040614-0069738, 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 Mary L. Smith - Brown and David M. Brown, wife and husband by Warranty deed from Matthew Hurley and Leah Hurley, husband and wife of record in Instrument No. 20180823-0083816 Register's Office for Davidson County, Tennessee, dated August 21, 2018 and recorded on August 23, 2018. (Value of consideration shown in aforementioned deed $355,000.00.) Being also known as 6008 Hagars Grove Pass Hermitage, Tennessee 37076.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat at Instrument No. 20040614-0069738, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20040603-0065607 and amended in Instrument No. 20180920-0093249, Register's Office for Davidson County, Tennessee.
- Charter of Hagar's Grove Homeowner's Association of record in Instrument Number 20040618-0072535, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030603-0075394, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20030827-0124254, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to Hargar's Grove Homeowners' Association, Inc. of record in Instrument Number 20081230-0123440, 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: **6008 Hagars Grove Pass, Hermitage, Tennessee 37076**.

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 17th DAY OF MAY, 2021.

Mary L. Smith-Brown
by Paul Hinman as Attorney-in-fact

David M. Brown
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY L. SMITH-BROWN AND DAVID M. BROWN, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY L. SMITH-BROWN AND DAVID M. BROWN.

Witness my hand and official seal, this the 17th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212