Karen Johnson Davidson County
Batch# 648385 DEEDWARR
06/03/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210603-0074288

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

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

File No.: 21-0440

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin Daniel Bratcher, unmarried	New Owner	Map: 151090A21300CO
(NAME) 6708 Ascot Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEMUEL HOLLIS BRATCHER AND JUANITA ANN BRATCHER, TRUSTEES OF THE BRATCHER LIVING TRUST DATED AUGUST 6, 2007,

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

JUSTIN DANIEL BRATCHER, UNMARRIED,

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:

Land in Davidson County, Tennessee, being Lot No. 213, on the Final Plat of Long Hunter Chase, Phase 3, Section 1, as of record in Instrument Number 20001103-0109138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of The Bratcher Living Trust dated August 6, 2007, by deed from Brooke Whitney Zimmerman and Kale Zimmerman, wife and husband, of record in Instrument No. 20190524-0049385, dated May 23, 2019, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20001103-0109138, said Register's Office.

Sanitary Sewer Easements of record in Instrument 20001030-0107415; Instrument 20000906-0088271 and Instrument 20000906-0088272, said Register's Office.

PUD Boundary of record in Plat Book 7900, Page 595, said Register's Office.

Drainage Easement to Metropolitan Government of record in Book 4717, Page 515, said Register's Office.

Quitclaim Deed for Common Areas to Homeowner's Association of record in Book 9432, Page 792; Book 9649, Page 764; Instrument 20021003-0120427; and Instrument 20030820-0120927, said Register's Office.

Transmission Line Easements of record in Book 2336, Page 532; Book 2338, Page 406; Book 4428, Page 568; Book 4446, Page 423; and Book 4535, Page 351, said Register's Office.

Sanitary Sewer Easements of record in Book 9588, Page 930; Book 9988, Page 793; Book 10796, Page 628; Book 10796, Page 625; said Register's Office.

Easement for Water Mains of record in Book 8197, Page 288, and Book 8358, Page 91, said Register's Office.

Easement to Tennessee Telephone Co. of record in Book 9661, Page 919, said Register's Office.

Deeds of Conveyance of record in Book 9988, Page 793, (Sewer) and Book 9988, Page 821, (Water Main), said Register's Office.

Charter for Homeowner's Association of record in Book 9433, Page 953, said Register's Office.

Right of Way to Cemetery of record in Book 1101, Page 457, and Book 1115, Page 302, said Register's Office.That part of the premises in question that constitutes a cemetery or burial ground together with any right-of-way or easement to reach the same, are specifically excepted from this policy.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9430, Page 251, amended in Book 9534, Page 938; Book 9534, Page 942; Instrument 20010514-0049630; Instrument 20020930-0118656, Instrument 20130226-0019266, and Book 9430, Page 279, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6708 Ascot Drive, 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 1st day of June, 2021.

The Bratcher Living Trust dated August 6, 2007

BY: _____
Lemuel Hollis Bratcher
Trustee

BY: _____
Juanita Ann Bratcher
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of The Bratcher Living Trust dated August 6, 2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath, acknowledged themselves to be the Trustees, of The Bratcher Living Trust dated August 6, 2007, and that they as such Trustees, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Lemuel Hollis Bratcher and Juanita Ann Bratcher, as Trustees.

Witness my hand and official seal this 1st day of June, 2021.

My commission expires: 5-2-22

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

