Karen Johnson Davidson County
Batch# 655282 DEEDWARR
06/11/2021 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210611-0079018

WARRANTY DEED

State of Tennessee
County of Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Amanda Seeg
Affiant

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2021

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 3-1-22

(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Specialists, Inc., 8670 Cedar Springs Lane, Suite 208, Knoxville, TN 37923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Raney	First Choice Lending Services, LLC, A Tennessee Limited Liability Company, ISAOA/ATIMA	132-09-0B-201.00
(NAME)	(NAME)	
209 Brattlesboro Place	51 Century Blvd., Suite 111	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 14658

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

William A. Bryant, Unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Rachel Raney,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:

SITUATED in Davidson County, Tennessee, and more particularly described as follows:

BEING Unit No. 201, together with the appurtenant interest in the common elements of Brattlesboro Place, a horizontal property regime established by Master Deed and By-Laws of record in Book 6313, page 496, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 12 on the Plan of Brattlesboro Place, of record in Plat Book 6050, page 79 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William A. Bryant by Warranty Deed from Robert M. Zone and wife, Margaret D. Zone, dated December 10, 1999 and recorded December 22, 1999 in Instrument No. 199912220306377 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all applicable restrictions, building setback lines and all existing easements and conditions as shown of record in the Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☑ Property, known as 209 Brattlesboro Place, Nashville, TN 37204
(House Number) (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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my/our hands this 3rd Day of June 2021.

William A. Bryant

SIGN

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **William A. Bryant,** the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 3rd Day of June 2021.

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGN

True Copy Certification

Date :_____

I, Amanda Savoy, 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, Samantha J. Chamblee, a notary public for this county and state, Amanda Savoy, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires 02/02/25

SAMANTHA J. CHAMBLEE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY