Karen Johnson Davidson County
Batch# 663096 DEEDWARR
06/23/2021 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210623-0084811

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
MARCH 5, 2025
DAVIDSON COUNTY

B-SB-MW-21-2271

THIS INSTRUMENT WAS PREPARED BY
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)
Ian Bremner and Natalie Willits	Community Mortgage LLC	
(NAME)	(NAME)	073-05-0-017.00
2217 Fernwood Drive	19045 E. Valley View Pkwy Ste. F	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Independence, MO 64055	
(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, **BARBARA E. BATES, UNMARRIED, AND WILSON P. CONROY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IAN BREMNER AND NATALIE WILLITS, HUSBAND AND WIFE,** 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. 246 on the Plan of Dalewood, Section IV of record in Plat Book 1835, Page 21, 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 Barbara E. Bates, unmarried and Wilson P. Conroy, unmarried as tenants in common with right of survivorship by Warranty deed from Justin E. Ostrander and wife, Anna K. Ostrander of record in Instrument No. 20150616-0057393 Register's Office for Davidson County, Tennessee, dated June 10, 2015 and recorded on June 16, 2015.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 21, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4144, Page 869, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1229, Page 325, Book 1786, Page 80 and in Book 1855, Page 223, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20100311-0018509, 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: **2217 Fernwood Drive, Nashville, Tennessee 37216**.

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 14 DAY OF JUNE, 2021.

Barbara E. Bates by Kate Nyquist as Attorney-in-Fact
Barbara E. Bates by Kate Nyquist as Attorney-in-Fact

Wilson P. Conroy by Kate Nyquist as Attorney-in-Fact
Wilson P. Conroy by Kate Nyquist 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, KATE NYQUIST, 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 BARBARA E. BATES AND WILSON P. CONROY, and who acknowledged he/she/they executed the same as the free act and deed of the said BARBARA E. BATES AND WILSON P. CONROY.

Witness my hand and official seal, this the 14th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022