# WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

O-SB-BMR-21-3622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

**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) |
|---|---|---|
| **Cody John** | **United Wholesale Mortgage, LLC** | |
| (NAME) | (NAME) | |
| **3622 Brookway Dr** | **PO Box 202028** | **050-02-0A-287.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | **Florence, SC 29502-2028** | |
| (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, **DILLON BRADSHAW, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CODY JOHN, A SINGLE MAN,** 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 Unit No. 287 on the Plan of Belle Arbor and Belle Arbor Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime With Private Elements of record in the Amended and Restated Declaration of Covenants Conditions and Restrictions in Instrument No. 20171116-0117974, Scriveners Affidavit in Instrument No. 20171122-0119839, further supplemented and amended in Instrument Nos. 20180105-0001817, 20190708-0066428, and 20191112-0116482 in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to Instrument No. 20191112-0116482, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dillon Bradshaw, unmarried man by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200612-0060363 Register's Office for Davidson County, Tennessee, dated June 11, 2020 and recorded on June 12, 2020.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20171116-0117974 as Corrected in Scriverner's Affidavit as recorded in Instrument No. 20171122-0119839 and as amended by Instrument No. 20180105-0001817, Instrument No. 20190708-0066428 and Instrument No. 20191112-0116482 , Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20100203-0008782, corrected and amended in Instrument No. 20160225-0018112, amended and restated in Instrument No. 20171116-0117974, Scrivener's Affidavit in Instrument No. 20171122-0119839 and amended in Instrument No. 20180105-0001817 and Third supplement amendment recorded in Instrument No. 20191112-0116482 and Instrument No. 20190325-0026876, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080513-0049052, Instrument No. 20100903-0070291, Instrument No. 20170918-0095214, Instrument No. 20170918-0095216 and Instrument No. 20171130-0122273, in the Register's Office for Davidson County, Tennessee.
• Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20160128-0008211 and Instrument No. 20160128-0008261, in the Register's Office for Davidson County, Tennessee.
• Restrictions for Stormwater Facilities and Systems of record in Instrument Number 20160127-0007948, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 672422 **DEEDWARR**
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Fees: $13.00 Taxes: $915.75
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- Easement of record in Book 6181, Page 43, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6218, Page 217, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessments - Agricultural of record in Instrument Nos. 20140722-0065104, 20140722-0065105, 20120213-0012668 and 20180302-0019975, in the Register's Office for Davidson County, Tennessee.
- Deed of Common areas to HOA of record in Instrument Number 20180410-0033776, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary and/or Storm Drainage of record in Instrument Number 20190314-0023490, in the Register's Office for Davidson County, Tennessee.
- The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3622 Brookway Dr, Nashville, Tennessee 37207**.

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 2 DAY OF Jul, 2021.

Dillon Bradshaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DILLON BRADSHAW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 of Jul, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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