Karen Johnson Davidson County
Batch# 681868 DEEDWARR
07/22/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210722-0098770

# WARRANTY DEED

PATRICIA DAVENELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 02-01-2025
(AFFIX SEAL)

MJ-P-21-437

**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) |
|---|---|---|
| **Robert John Walters and Josephine Mae C. Walters** | **NEW OWNER** | |
| (NAME) | (NAME) | |
| **437 Belle Pointe Dr.** | | **142-10-0B-019.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (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, **ROBERT M. BREWER, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT JOHN WALTERS AND JOSEPHINE MAE C. WALTERS,** 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. 19 on the Plan of Belle Pointe, "Phase I", a Planned Unit Development of record in Plat Book 6250, Page 500 and 501, 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 Robert M. Brewer, Jr by Special Warranty deed from Deutsche Bank Trust Company Americas Formerly known as Bankers Trust Company of record in Instrument No. 20081222-0122026 Register's Office for Davidson County, Tennessee, dated December 08, 2008 and recorded on December 22, 2008.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 625, Page (s) 500 and 501, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6689, Page 772, amended in Book 6702, Page 409, Book 6770, Page 814, Book 6774, Page 774, Book 6819, Page 164, Book 6862, Page 282 and Book 6959, Page 766, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6689, Page 783, amended in Book 7409, Page 224, Book 7851, Page 215, Book 9319, Page 443 and Instrument No. 20020130-0013252, in the Register's Office for Davidson County, Tennessee.
- Rules Regarding Enforcement of governing documents of record in Instrument Number 20051027-0130021, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6762, Page 261, as corrected in Book 8016, Page 858, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to HOA of record in Book 6774, Page 776, Book 6862, Page 286 and Book 6999, Page 982, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 4613, Page 509, in the Register's Office for Davidson County, Tennessee.
- Restated and Amended Rules and Regulations of record in Instrument Number 20141202-0110210, 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: **437 Belle Pointe Dr., Nashville, Tennessee 37221**.

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 20 DAY OF JULY, 2021.

Robert M. Brewer, Jr.

Robert M. Brewer, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT M. BREWER, JR., 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 20th of July, 2021.

Kate Nyquist

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
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

**Tennessee Certification of Electronic Document**

I, Patricia Nicks, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/20/2021 (date of document).

Affiant Signature

07/20/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County