WARRANTY DEED

Karen Johnson Davidson County
Batch# 685024 DEEDWARR
07/28/2021 10:06:26 AM 2 pgs
Fees: $13.00 Taxes: $984.20

20210728-0101342

G-SB-VRES-21-726

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E. GROVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Brian Tate and Dina Tate	New Owner	
(NAME) **726 Fox Ridge Dr.**	(NAME)	**160-14-0C-026.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **SHELBIE K. ELY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN TATE AND DINA TATE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in ~~**WILLIAMSON**~~ DAVIDSON COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 726 on the Plan of Brentwood Trace Condominiums, Section II, of record in Plat Book 5200, Page (s) 376 and 377, as established under Master Deed of record in 5818, Page 915, Amendment to By-Laws of record in Book 5868, Page 70, 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 Shelbie K. Ely, an unmarried woman by Warranty deed from Zoraida V. Ford, a married woman of record in Instrument No. 20131213-0126159 Register's Office for Davidson County, Tennessee, dated December 10, 2013 and recorded on December 13, 2013.

Shelbie K. Ely and Shelbie Katherine Ely (as listed on the Specific Power of Attorney recorded simultaneously herewith) are one and the same person.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 376 and 377, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace of record in Book 5818, Page 915; Book 5524, Page 415 and Book 5545, Page 510, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5524, Page 424; Book 5537, Page 988; Book 5868, Page 70 and Book 5818, Page 925, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of record in Book 6122, Page 419; Book 6122, Page 421; Book 5878, Page 461 and Book 5878, Page 489, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 5818, Page 949, in the Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement Water Mains and Appurtenances of record in Book 5155, Page 164 and Book 5155, Page 169, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 5861, Page 411, in the Register's Office for Davidson County, Tennessee.
- Creation of easement with reference to Plat in Book 4460, Page 110 and Book 4831, Page 125, 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: **726 Fox Ridge Dr., Brentwood, Tennessee 37027**.

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 23rd DAY OF JULY, 2021.

Shelbie K Ely by Attorney in Fact

Shelbie K. Ely by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SHELBIE K. ELY, and who acknowledged he/she/they executed the same as the free act and deed of the said SHELBIE K. ELY.

Witness my hand and official seal, this the 23rd of July, 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