Karen Johnson Davidson County
Batch# 685177 DEEDWARR
07/28/2021 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210728-0101550

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $720,000.00

Lisa Stelnd
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JULY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/24

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2359LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jesse A. Brinker and Julianne M. Brinker	Ascend Federal Credit Union	
5800 Monroe Crossing	PO Box 1210	163 16 0A 076.00
Antioch, TN 37013	Tullahoma TN 37388	

FOR AND IN 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,

JIM RAYBURN HARLEY, A MARRIED MAN*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JESSE A. BRINKER AND JULIANNE M. BRINKER, HUSBAND AND WIFE

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 176 of Provincetown, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Provincetown, a Horizontal Property Regime, of record in Instrument Number 20031119-0168785, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jim Rayburn Harley, by Quitclaim Deed from Jim Rayburn Harley, Successor Trustee of the Randall K. Harley, Jr. Living Trust UAD October 03, 1995 and amended on April 26, 2001, of record in Instrument No. 20210106-0002246, in the Register's Office of Davidson County, Tennessee, dated December 10, 2020 and recorded on January 06, 2021.

Being the same property conveyed to Randall K. Harley, Jr. and Jayne R. Harley, Co-Trustees under The Randall K. Harley Jr. Living Trust Dated October 03, 1995, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20041123-0140339, in the Register's Office of Davidson County, Tennessee, dated November 18, 2004 and recorded on November 23, 2004.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One Provincetown, as recorded in Plat Instrument No. 20040218-0018388.

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20031119-0168785 and Supplemented in Instrument Nos. 20050609-0066104, 20060825-0105504, 20080812-0082993.

4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 9336, Page 238.

5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10034, Page 452.

6. Easement for Development and Easement Agreement and Agreement to Share Costs, recorded in Instrument No. 20031124-0170577.

7. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060816-0100826.

8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030910-0132287.

This is improved property known as 5800 Monroe Crossing, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 24 day of July, 2021.

X J. R. Harley

Jim Rayburn Harley

STATE OF CALIFORNIA
COUNTY OF San Diego

Personally appeared before me, a Notary Public of said County and State, JIM RAYBURN HARLEY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Diego (city) California, this 24 day of July, 2021.

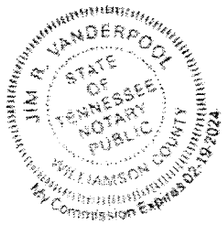
HALEY TEVES
COMM. # 2348228
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. FEB. 20, 2025

Notary Public

My Commission Expires: Feb. 20, 2025

I Lisa Allard, 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 July 27, 2021.

Lisa Allard, Affiant July 27, 2021



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this July 27, 2021.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024