1

WARRANTY DEED

DAVIDSON COUNTY
GEORGETTE R. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $677,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brianna Ard Brunson	First Bank	128120B01700CO
(NAME)	(NAME)	
576 Summit Oaks Court	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37064	
(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 considerations, the receipt of which is hereby acknowledged, **Kinsman Company, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brianna Ard Brunson and John Wesley Brunson III, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, Being Lot No 17, of the Final Plat, Woodbury, Phase 2, of record in Inst. No. 20140429-0035945, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kinsman Company, LLC by Warranty Deed from Jeffery D. Clemmons and Nitara D. Carswell, husband and wife, dated 03/26/2021 and recorded 03/30/2021, of record in Instrument 202103300041298, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2021 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Instrument 201404290035945, in the Register's Office for Davidson County, Tennessee.
All matters shown on the plat of record in Instrument 200502160017693, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Instrument 20130924-0100444, Instrument 20140602-0047279 and Instrument 20140620-0054093, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Agreement of Easement of record in Book 5074, Page 856, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument 200501180005578 and Instrument 200610230130904, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 20120706-0059466, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument 20120810-0071791, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20130830-0091922, in the Register's Office for Davidson County, Tennessee.
Charter of Woodbury II Homeowners Association Inc., of record in Instrument 201405300046691, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 686866 **DEEDWARR**
07/30/2021 11:04:07 AM 2 pgs
Fees: $13.00 Taxes: $2,508.23

20210730-0102694

File No.: 1339759
Warranty Deed TN

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 576 Summit Oaks Court, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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.

Effective the 29th day of July, 2021.

Kinsman Company, LLC

By: Kim Hicks

Kim Hicks
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kim Hicks with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Kinsman Company, LLC, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Authorized Agent.

Witness my hand and Official seal this 29th day of July, 2021.

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public:
My Commission Expires: 3/25/23

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064