WARRANTY DEED

Karen Johnson Davidson County
Batch# 688073 DEEDWARR
07/30/2021 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210730-0103119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024
(AFFIX SEAL)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0585

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicholas Raybon	CMG Mortgage Inc.	Map: 136050A02100CO
(NAME) 344 Kottas Place	(NAME) 3160 Crow Canyon Rd., Ste. 400	
(ADDRESS) Nashville, TN 37217	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BENJAMIN WARREN, UNMARRIED,

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

NICHOLAS RAYBON, UNMARRIED,

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:

Being Lot No. 21 as shown on the Final Plat of Phase one, First Revision, Bayview Estates, of record in Plat Book 9700, Page 920, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin Warren, unmarried , by deed from Jeffrey L. Reardon and wife, Tia N. Reardon, of record in Instrument No. 20060717-0085413, dated July 14, 2006, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 920, said Register's Office; (3) Landscape Easement of record in Book 10339, Page 298, in the Register's Office for Davidson County, Tennessee; (4) Roadway Easement of record in Book 3708, Page 237, in the Register's Office for Davidson County, Tennessee; (5) Sewer Easement of record in Book 7830, Page 233, in the Register's Office for Davidson County, Tennessee; (6) Easement of record in Book 10085, Page 576, in the Register's Office for Davidson County, Tennessee; (7) Easement to BellSouth of record in Book 11762, Page 271, in the Register's Office for Davidson County, Tennessee; (8) Charter for Homeowners Association of record in Instrument No. 20030717-0100235, in the Register's Office for Davidson County, Tennessee; (9) Deed of common areas to Homeowners Association of record in Instrument No. 200007100068261, Instrument No. 20020104-0001404, Instrument No. 20030717-0100236 and Instrument No. 20040401-0036663, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10323, Page 55, amended in Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126, Book 11271, Page 163, Instrument No. 20020104-0001403, Instrument No. 20030625-0087233 and Instrument No. 20040401-0036662, said Register's Office.

This is improved ☒ property, known as 344 Kottas Place, Nashville, TN 37217
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 30th day of July, 2021.

Benjamin Warren

Benjamin Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 30th day of July, 2021.

My Commission Expires:

1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 30, 2021.

Tori Cole

Affiant Signature

July 30, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of July, 2021.

Notary's Signature

My Commission Expires: 11-6-2021

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Seal