Karen Johnson Davidson County
Batch# 727040 DEEDWARR
09/29/2021 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210929-0131235

WARRANTY DEED

SHANNON RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-17-2024
(AFFIX SEAL)

BS-CRE-21-72A

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)
George A. Bragg and Regan Alexis Bragg	New owner	
(NAME) **72A Nance Lane unit 15**	(NAME)	**106-05-0A-015.00-CO**
(ADDRESS) **Nashville, TN 37210**	(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, **DONALD E. DIEHL AND DIANN E. DIEHL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE A. BRAGG AND REGAN ALEXIS BRAGG, HUSBAND AND WIFE,** 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 Unit No. 15 as shown on Exhibit A-1, of the Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151204-0122320 and as corrected in Instrument No. 20151207-012316, Instrument No. 20151211-0124902 and Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Donald E. Diehl and Diann E. Diehl, individuals by General Warranty deed from W. Gerald Quick and Kay F. Quick, husband and wife of record in Instrument No. 20170316-0025836 Register's Office for Davidson County, Tennessee, dated March 13, 2017 and recorded on March 16, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 395, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20151125-0119517, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151204-0122320, corrected in Instrument No. 20151207-0123161, Instrument No. 20151211-0124902 and Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee
- Charter of HOA of record in Instrument Number 20160308-0022219, in the Register's Office for Davidson County, Tennessee.
- Development Agreement & Grant of Easement of record in Instrument Number 20160613-0059353, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 32, Register's Office for Davidson County, Tennessee.
- Sanitary sewer and Storm drainage easement of record in Instrument Number 20151013-0104081, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Stormwater of record in Instrument Number 20150922-0096385, Instrument No. 20151209-0124005, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1518, Page 568, Book 1553, Page 435, Book 15, Page 568, in the Register's Office for Davidson County, Tennessee,
- Declaration to close street of record in Book 1515, Page 444, in the Register's Office for Davidson County, Tennessee.

Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **72A Nance Lane, Nashville, Tennessee 37210**.

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 28 DAY OF SEPTEMBER, 2021.

Donald E. Diehl

Diann E. Diehl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD E. DIEHL, 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 28th of September, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANN E. DIEHL, 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 28th of September, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, A. Scott Hubbard, 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 September 28, 2021
Date

A. Scott Hubbard
Affiant Signature

9/28/2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of September, 2021.

Emily Betts
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
Date
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024