Karen Johnson Davidson County
Batch# 745297 DEEDWARR
10/27/2021 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20211027-0144539

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

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

File No.: 21-0861

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elliott Michael Malone	Fairway Independent Mortgage Corp.	Map: 172120A17200CO
(NAME) 509 Bradford Hills Pl.	(NAME) Post Office Box 117298	
(ADDRESS) Nashville, TN 37211-7931	(ADDRESS) Carrollton, TX 75011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($395,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN M. ADAMS, UNMARRIED,

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

ELLIOTT MICHAEL MALONE, A SINGLE MAN,

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. 109, on the Plan of Section Sixteen, Bradford Hills, of record in Plat Book 7900, Page 6, amended in Plat Book 7900, Page 908, Register's Office for Davidson County, Tennessee, to whcih plat reference is hereby made for a more complete legal description.

Being the same property conveyed to John M. Adams and wife, Janet Mathis Adams , by deed from Dorothy J. Pepper, unmarried and Robert J. Webber and wife, Jamie Webber, of record in Instrument No. 20130801-0080137, dated July 31, 2013, Register's Office for said County. Janet Mathis Adams having since died September 22, 2021.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 6, amended in Book 7900, Page 908, said Register's Office.

Drainage Easement of record in Book 9640, Page 797, said Register's Office.

Water Mains Easement of record in Book 8337, Page 769, said Register's Office.

Charter for HOA of record in Book 8071, Page 520, said Register's Office.

Deed of common areas to HOA of record in Book 8154, Page 304 and Book 9779, Page 672, said Register's Office.

PUD Boundary of record in Plat Book 7900, Page 6, said Register's Office.

Sewer Easement of record in Book 7690, Page 260 and Book 8337, Page 808, said Register's Office.

Easement to Southern Bell of record in Book 1113, Page 606 and Book 1318, Page 441, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8069, Page 130, amended in Book 9607, Page 330, and Book 8071, Page 531, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 509 Bradford Hills Pl., Nashville, TN 37211-7931
(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 22nd day of October, 2021.

John M. Adams

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 John M. Adams, 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, 22nd day of October, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Aubrey Seavers, 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 October 22, 2021.

(AFFIANT) – Aubrey Seavers

10/22/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 22nd day of October, 2021.

My commission expires: 3/6/24

Notary Public

