THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220139332**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $277,000.00. Affiant Subscribed and sworn to before me, this 23rd day of February, 2022. Notary Public My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Karen Johnson Davidson County
Batch# 815583 DEEDWARR
03/04/2022 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20220304-0025030

WARRANTY DEED

Address New Owner: Danielle J. Stelzer 746 Bradburn Village Way Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 164-06-0B-224.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Graham Bruns and Zhou Fei Fei, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Danielle J. Stelzer, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit 224, together with the appurtenant common elements of Townhomes of Bradburn Village, Phase 2, Section 1, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, a horizontal property regime with private elements, of record in Instrument No. 20060816-0101099; as amended and supplemented in Instrument No. 20070717-0084884; as Amended and Restated in Instrument No. 20070817-0098536; and as supplemented in Instrument No. 20121109-0103798; Instrument No. 20180226-0017976; Instrument No. 20180924-0094137; Instrument No. 20190605-0053811; Instrument No. 20210329-0041050; and in Instrument No. 20210412-0047996, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes of Bradburn Village, provided in said Declaration, as amended and supplemented, together with the By-Laws appended thereto, the site-plan of Townhomes of Bradburn Village, Phase 2, Section 1, attached as exhibit to Declaration, as amended and supplemented, of record in Instrument No. 20180924-0094137, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to David Graham Bruns and Zhou Fei Fei, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20190927-0098527 Register's Office for Davidson County, Tennessee, dated September 11, 2019 and recorded on September 27, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.
Plat and Survey of recorded in Instrument No. 20180924-0094137, Register's Office for 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 20060816-0101099, amended in Instrument 20070717-0084884, amended and restated in Instrument 20070817-0098536, Instrument No. 20121109-0103798, Assignment of Developer's rights under amended and restated in Instrument No. 20170802-0078538, Scrivener's affidavit in Instrument No. 20171101-0111800, supplementary declaration to amended and restated in Instrument No. 20180226-0017976, second amendment in Instrument No. 20180713-0068064 and Instrument No. 20180924-0094137, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for HOA in Instrument 20060823-0103546, Register's Office for Davidson County, Tennessee.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-15838-DS

Quitclaim Deed to HOA in Instrument 20060823-0103545, Register's Office for Davidson County, Tennessee.
Restriction of record in Instrument No. 20121109-0103796, in the Register's Office for Davidson County, Tennessee.
Easement granted to United State of America for Transmission Line Right of Way in Instrument 20020909-0109148, Register's Office for Davidson County, Tennessee.
Right of Way Easement to Colonial Pipeline Co. in Book 3670, page 396, Register's Office for Davidson County, Tennessee.
Application for Greenbelt Assessment in Book 8979, pages 986 and 987, Register's Office for Davidson County, Tennessee.
TVA Transmission Line Easement as referenced in Book 5799, page 662, Register's Office for Davidson County, Tennessee.
Right of Way Easement to Colonial Pipeline Co. in Book 3644, page 317, Register's Office for Davidson County, Tennessee.
Tennessee Valley Authority Line and Pipeline Easement Mentioned of record in Book 4728, Page 63, in the Register's Office for Davidson County, Tennessee.
Supplemental Right of Way Agreement with Colonial Pipeline Co. in Book 4579, page 913, Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement to United States of America in Instrument 20020905010738 4, Register's Office for Davidson County, Tennessee.
Sign Lease to The Lamar Corporation in Book 7810, page 637, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement in Instrument 20060608-0068199, Register's Office for Davidson County, Tennessee.
Supplement Declaration of record in Instrument Number 20180226-0017978, in the Register's Office for Davidson County, Tennessee.
Easement for sanitary sewers and/or storm drainage in Instrument 20080502-0045461, Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20170206-0012425, in the Register's Office for Davidson County, Tennessee.
Agreement Regarding Grant of Easement of record in Instrument Number 20070622-0074712, in the Register's Office for Davidson County, Tennessee.
Corporate Conveyance of Easement of record in Instrument Number 20080807-0081447, in the Register's Office for Davidson County, Tennessee.
Access Utility and Drainage Easement of record in Instrument Number 20171229-0132505, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 746 Bradburn Village Way Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 23rd day of February, 2022.

David Graham Bruns

Zhou Fei Fei

Zhou Fei Fei

STATE OF Arizona)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Graham Bruns and Zhou Fei Fei, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2022.

Notary Public
My Commission Expires: 4/30/2022

William Morwood
Notary Public
Maricopa County, Arizona
My Comm. Expires 04-30-22

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 02/23/2022 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 02/23/2022

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 23 **day of** February, 2022.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

