Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239660

Karen Johnson Davidson County
Batch# 822069 **DEEDWARR**
03/14/2022 11:38:49 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20220314-0029459

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of March, 2022.

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Michael Branham and Samuel Wayne Branham, and William F. Branham 2918 Danville Rd Big Sandy, TN 38221	New Owner	Tax Parcel ID No. 044 15 0E 020.00

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, **Nathan Foshee, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Michael Branham, an unmarried man and Samuel Wayne Branham, an unmarried man and William Branham, a married man, as tenants in common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Final Plat, Village Green, Phase 3A of record in Plat at Instrument No. 20180904-0087221, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan Foshee, an unmarried man, by Warranty Deed from Village Green of Old Hickory, LLC, of record in Instrument No. 20191015-0105358, in the Register's Office for Davidson County, Tennessee, dated October 10, 2019 and recorded on October 15, 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 and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Village Green, Phase 3A, as recorded in Plat Instrument No. 20180904-0087221.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170726-0075680, and amended in Instrument No. 20171003-0101319.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1627, Page 581 and Release in Book 2447, Page 151.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151008-0102842 and Instrument No. 20190517-0046691.

Easement recorded in Book 1018, Page 190; Book 1627, Page 586; Book 3643, Page 492; Instrument No. 20030903-0127446; Instrument No. 20030903-0127448; Instrument No. 20031204-0174585; Instrument No. 20040623-0074256; Instrument No. 20060725-0089495. Easement for Electric, recorded in Instrument No. 20170824-0087121.

This is improved property located at 2031 Village Park Circle Old Hickory TN 37138

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, Grantor has executed this instrument on this 11th day of March, 2022.

Nathan Foshee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan Foshee, 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 11th day of March, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024