WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

T-TAG-22-129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,055,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 823444 **DEEDWARR**
03/16/2022 04:00:02 PM 2 pgs
Fees: $13.00 Taxes: $3,903.50

20220316-0030893

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Patrick B. Bahan	**Bank of America**	
(NAME)	(NAME)	**104-13-0F-129.00-CO**
129 Brighton Close	**P.O. Box 961291**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Fort Worth, TX 76161-0291**	
(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, **LANCE M. MARROW, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK B. BAHAN, AN UNMARRIED MAN,** 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. 129 on the Plan of Brighton Close, Phase II, a Planned Unit Development, a Horizontal Property Regime, Unit Nos. 128, 129 and 130, of record in Plat Book 9700, Page 695, 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 Lance M. Marrow by Warranty deed from David F. Crane and wife, Patricia K. Crane of record in Instrument No. 20210415-0050648 Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 15, 2021.

This conveyance is subject to:

- Taxes for the year 2022 and therafter, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 695, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 136 and Plat Book 7900, Page 246, amended by Surveyor's Certificate of Correction of record in Book 8418, Page 215, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Brighton Close, a Planned Lot Development (Private Element), with By-Laws appended thereto, of record in Instrument Number 20001003-0098148, Instrument No. 20141202-0110443 and Instrument No. 20150430-0039030, 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 Brighton Close Condominiums Homeowner's Association of record in Book 7522, Page 131, as amended in Book 7522, Page 134, Book 8273, Page 908 and Book 8446, Page 679, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area to Brighton Close, a Planned Unit Development, Homeowners' Association, Inc., of record in Book 8698, Page 549, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer/Storm Drainage of record in Book 4026, Page 522 and Book 3932, Page 288, in the Register's Office for Davidson County, Tennessee.
- Driveway Easement of record in Book 5612, Page 139, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **129 Brighton Close, Nashville, Tennessee 37205**.

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 11 DAY OF MARCH, 2022.

Lance M. Marrow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANCE M. MARROW, 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 11th of March, 2022.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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