Karen Johnson Davidson County
Batch# 887922 DEEDWARR
07/12/2022 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $984.20
20220712-0080217

WARRANTY DEED

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin Haney	Austin Haney	161-11-0C-003.00-CO
(NAME) 306 Yorkshire Circle	(NAME) 851 Todd pries Dr.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37221	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Robert D. Brown**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Austin Philip Haney, single**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 103 on the plan of Villages of Brentwood, resubdivision of lot 1 of Phase IV or record in Book 6900, Page 471, Register's Office for said County to which plan reference is made for a complete description thereof.

Being the same property conveyed to Robert D. Brown by Warranty Deed from Wesley Kitchens, unmarried, dated 12/05/1996, of record in Book 10301, Page 953, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) All matters shown on the plat of record in Plat Book 6900, Page 471, (2) Covenants, conditions, easements and restrictions recorded in Book 7231, Page 789, (3) Grant of Transmission Line Easement of record in Book 2335, Page 221 and Book 2338, Page 222, (4) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6310, Page 961, (5) Charter of the Homeowner's Association of record inBook 6158, Page 352. as amended in Book 7599, Page 914; Book 7925, Page 41; Book 7936, Page 332; Book 8152, Page 927, and Book 8163, Page 593, (6) Quitclaim Deed to the Homeowner's Association of record inBook 7397, Page 382 and Book 7397, Page 384, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 306 Yorkshire Circle, Nashville, TN 37211
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 8th day of July, 2022.

Robert D. Brown

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2022.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/8/2022 (date of document).

Affiant Signature

7/8/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

