WARRANTY DEED

Karen Johnson Davidson County
Batch# 970914 **DEEDWARR**
02/14/2023 04:00:02 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20230214-0010855

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

G-CT-23-1017A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/2/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine Lindsey Brown and Adam Drew Samiljan	**Canopy Mortgage, LLC**	
(NAME) **1017 Elvira Avenue #A**	(NAME) **360 Technology Court, Suite 200**	**072-06-1I-005.00-CO**
(ADDRESS) **Nashville, TN 37216-3009**	(ADDRESS) **Lindon, UT 84042**	
(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, **CHRISTOPHER M. FRANCIS AND MELISSA S. FRANCIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE LINDSEY BROWN AND ADAM DREW SAMILJAN, WIFE AND HUSBAND,** 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 5 of Homes at 1015 & 1017 Elvira, a Horizontal Property Regime with Private Elements, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1015 & 1017 Elvira, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160523-0051693, amended in Instrument No. 20161230-013743, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher M. Francis and Melissa S. Francis, husband and wife, by Warranty Deed from Chris Thomas Homes LLC, a Tennessee limited liability company of record in Instrument No. 20180618-0058551, Register's Office for Davidson County, Tennessee, dated June 13, 2018 and recorded on June 18, 2018.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 134, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the site plan attached as Exhibit B to the Declaration of record in Instrument No. 20160523-0051693, 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 20160523-0051693 and amended in Instrument No. 20161230-0137423, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1017 Elvira Avenue #A, Nashville, Tennessee 37216-3009**.

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.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 134, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the site plan attached as Exhibit B to the Declaration of record in Instrument No. 20160523-0051693, 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 20160523-0051693 and amended in Instrument No. 20161230-0137423, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1017 Elvira Avenue #A, Nashville, Tennessee 37216-3009**.

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 10th DAY OF FEBRUARY, 2023.

Christopher M. Francis by Margaret Means, Attorney in Fact

Christopher M. Francis by Margaret Means,
Attorney in Fact

Melissa S. Francis by Margaret Means, Attorney in Fact

Melissa S. Francis by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CHRISTOPHER M. FRANCIS, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER M. FRANCIS.

Witness my hand and official seal, this the 10th of February, 2023.

Briana Gage
Notary Public
My Commission Expires: 1/8/2024
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MELISSA S. FRANCIS, and who acknowledged he/she/they executed the same as the free act and deed of the said MELISSA S. FRANCIS.

Witness my hand and official seal, this the 10th of February, 2023.

Briana Gage
Notary Public
My Commission Expires: 1/8/2024
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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