WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005634 DEEDWARR
05/19/2023 02:12 34 PM 2 pgs
Fees $13 00 Taxes $888 00

20230519-0037867

G-FB-23-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 1/8/24 (AFFIX SEAL)

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

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)
Loren Rae McBride	**FirstBank**	
(NAME)	(NAME)	
103 Laurel Hill Dr	**722 Columbia Ave**	**064-13-0B-046 00-CO**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Franklin, TN 37064**	
(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, **TRAVIS HAYMER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOREN RAE MCBRIDE, UNMARRIED,** 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 all of Unit No 103, on the plan of Laurel Hill Courtyard Homes, filed of record in Plat Book 6900, Page 573, 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 Travis Haymer, a single man by Warranty deed from Brandon Adams, Trustee of the 103 Laurel Hill Dr Trust of record in Instrument No 20191227-0134059 Register's Office for Davidson County, Tennessee, dated December 26, 2019 and recorded on December 27, 2019

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 6900, Page 573, Register's Office for Davidson County, Tennessee
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Laurel Hill Courtyard Homes of record in Book 7466, Page 438, as amended in Book 7717, Page 82 and Book 8199, Page 779, Register's Office for Davidson County, Tennessee
- Charter of Laurel Hill Courtyard Homeowner's Association, Inc of record in Book 7872, Page 388 and amended in Book 8209, Page 228, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Book 6566, Page 208, in the Register's Office for Davidson County, Tennessee.
- Easement to BellSouth Telecommunications, Inc of record in Instrument Number 20010607-0059700, in the 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 **103 Laurel Hill Dr, Old Hickory, Tennessee 37138**

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 16 DAY OF MAY, 2023

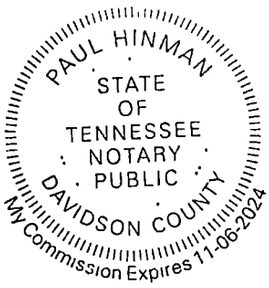
Travis Haymer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRAVIS HAYMER, 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 18th of May, 2023.

Notary Public
My Commission Expires. _____
(SEAL)



RETURN TO:
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Nashville, TN 37212