Karen Johnson Davidson County
Batch# 1031193 DEEDWARR
07/26/2023 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,141.45
20230726-0057759

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Y-P-23-0239

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)
Lela Sanford and Brandon Slappy	New Owner	
(NAME)	(NAME)	**161-14-0B-239.00-CO**
239 Highland Villa Cir		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ROBERT H. BRANUM, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON THOMAS SLAPPY, A SINGLE MAN AND LELA SANFORD, A SINGLE WOMAN,** 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 239 Highland Villa Condominiums, a Horizontal Property Regime, located on Highland Villa Circle, Davidson County, Tennessee, as shown on the plat of Highland Villa Condominiums, recorded in Book 6200, Page 473, said Register's Office, and described in a Master Deed recorded in Book 7278, Page 312, and amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, and Book 8199, Page 149, said Register's Office, to which reference is hereby made. The easements, the apartments, property, co-owners and tenants of Highland Villa Condominiums contained in the Master Deed and By-Laws Appended thereto, recorded in Book 7278, Page 334, and amended in Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 9730, Page 265, Book 9730, Page 268 and Book 9730, Page 271, and in Instrument No. 20021118-0142476; Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Robert H. Branum, unmarried by Warranty deed from Heather L. Melnek, unmarried of record in Instrument No. 20040406-0038844 Register's Office for Davidson County, Tennessee, dated March 31, 2004 and recorded on April 6, 2004.

This conveyance is subject to:

- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 6200, Page 473 and Plat Book 6200, page 691, and in the Master Deed as Exhibit "B" of record in Book 7278, Page 312, 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 Highland Villa Condominium of record in Book 7278, Page 312 amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8199, Page 144, Book 8173, Page 84, Book 8199, Page 149, and Book 8765, Page 610, Book 10871, Page 232, Register's Office for Davidson County, Tennessee.
- Charter for the Homeowner's Association for Highland Villa Condominiums of record in Book 7278, Page 310, in the Register's Office for Davidson County, Tennessee.
- By-Laws for Highland Villa Condominium of record in Book 7278, Page 334 amended in Book 8090, Page 537, Book 8131, Page 95, Book 8658, Page 595, Book 9730, Pages 265, 268 and 271 in Instrument No. 20021118-0142476 and in Instrument 20081210-0119221, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8175, Page 774, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the State of Tennessee of record in Book 7913, Page 753, in the Register's Office for Davidson County, Tennessee.

- Grant of Easement of record in Instrument Number 20190123-0006612, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6952, Page 928, 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: **239 Highland Villa Cir, Nashville, Tennessee 37211**.

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 25th DAY OF JULY, 2023.

Robert H Branum by PH Attorney in Fact
Robert H. Branum
By: Paul Hinman, 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, PAUL HINMAN, 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, and who has further verified that he is the Attorney in Fact for ROBERT H. BRANUM, and is authorized by ROBERT H. BRANUM to execute this instrument on his behalf, pursuant to Power of Attorney of record in Instrument No. 202307260057758 Register's off for Davidson County, Tennessee

Witness my hand and official seal, this the 25th of July, 2023.

Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/25/23 (date of document).

Affiant Signature

7/26/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON