Register Return To:
Land Title South, Inc.
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

24-CD-037

Karen Johnson
Batch # 1107131
03/04/2024 10:16:51 AM
Fees: $13.00 Taxes: $1,730.12

Davidson County
DEEDWARR
2 pgs

20240304-0014722

WARRANTY DEED

LEAH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 24-CD-037

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bradford Evans Smith,	Deutsche Bank Natl Trust Co.	128120A19000CO
(NAME) 320 Old Hickory Blvd. #3005	(NAME) 17161 E. Saint Andrews Pl	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Santa Ana CA 92705	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Sixty-Seven Thousand Six Hundred And No/100 Dollars ($467,600.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLARD RICHARD HUSBAND, JR. AND GEORGANNA HUSBAND, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRADFORD EVANS SMITH, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being Unit No. 3005, Building 17 on the Plan of Section 17, Phase 1D, Eagle Ridge at the Reserve, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq., as amended , Tennessee Code Annotated, and as established by a Master Deed and By-Laws of Eagle Ridge at the Reserve of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 43 to the Master Deed of record in Instrument No. 20040716-0084987, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Willard Richard Husband, Jr. and Georganna Husband, husband and wife, by Warranty Deed from Selena B. Crawford, unmarried, dated May 7, 2014, recorded May 9, 2014, of record in Instrument No. 20140509-0039688, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 320 Old Hickory Blvd. #3005, Nashville, TN 37221
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 29 day of February, 2024.

Willard Richard Husband, Jr.

Georganna Husband

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29 day of February, 2024, before me personally appeared Willard Richard Husband, Jr. and Georganna Husband, husband and wife to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 29 day of February, 2024.

Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-06-2021

Notary Public