WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

B-EXP-25-1804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 10/4/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1243039
03/05/2025 10 15 14 AM
Fees $13 00 Taxes $1,646 50

Davidson County
DEEDWARR
2 pgs

20250305-0016476

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Martyn Miller	NEW OWNER	
(NAME)	(NAME)	**172 08 0B 057.00**
1804 Champions Drive		
(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, **RORY ALAN CAPSTICK AND HEATHER DAWN CAPSTICK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARTYN MILLER, AN UNMARRIED MAN,** 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 Lot No 57 on the plan of BRIDLE DOWNS, PHASE TWO, a Planned Unit Development, of record in Plat Book 7900, Page 241, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Rory Alan Capstick and Heather Dawn Capstick, husband and wife, by Warranty Deed from Caleb A Grimm and Kelsey Grimm, husband and wife, of record in Instrument No 20191118-0118594, in the Register's Office of Davidson County, Tennessee, dated November 13, 2019, and recorded on November 18, 2019

This conveyance is subject to·

- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRIDLE DOWNS, PHASE TWO, as recorded in Plat Book 7900, Page(s) 241
- Declaration of Covenants, Conditions and Restrictions recorded in Book 7448, Page 772, as amended in Book 8814, Page 631, Book 9818, Page 68and Book 9873, Page 497
- Storm Water Detention Agreement as set forth in instrument recorded in Book 7266, Page 813
- Charter for Bridle Downs Homeowners Corporation recorded as Book 8814, Page 604.
- Common Open Space Deed recorded as Book 8838, Page 980and Book 8838, Page 983
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1804 Champions Drive, 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 3 DAY OF MARCH, 2025.

Rory Alan Capstick

Heather Dawn Capstick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RORY ALAN CAPSTICK, 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 3rd of March, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER DAWN CAPSTICK, 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 3rd of March, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

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