WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/04 08:16 2pgs
Fees:13.00 Taxes:536.13
20040610-0068581

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/16/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

B-4063

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Carter	Brian Carter	104-02-0-M-209.00 CO
(NAME)	(NAME)	
209 Burns Avenue	209 Burns Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rebekah Brumbaugh, now known as Rebekah Bitzer and husband Ryan Bitzer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Carter, unmarried, 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, Tennessee, being Unit No. 209, together with the appurtenant interest in the common elements of Burns Station Condominiums, a horizontal property regime established by Master Deed and By-laws of record in Book 7292, Page 607, Register's Office for Davidson County. Said Unit being depicted on the Condominium Site Plan of record in Book 7292, page 664, said Register's Office, to which reference is hereby made for a more particular description.

This conveyance is subject to any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for aforesaid County.

Being the same property conveyed to Rebekah Brumbaugh by Warranty Deed dated 5/31/02 of record in Instrument Number 20020605-0067912, Register's Office for Davidson County, Tennessee. Said property further conveyed to Rebekah Brumbaugh, a single woman and Ryan Bitzer, a single man, by Quitclaim Deed from Rebekah Brumbaugh dated March 31, 2003, of record in Instrument No. 20030410-0047817, said Register's Office.

Upon oath Rebekah Brumbaugh warrant, covenant and certifies that he/she are one and the same as Rebekah Bitzer.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

For authorization to execute this instrument, see attached Powerof Attorney recorded simultaneously herewith.

unimproved ☐
This is improved ☒ property, known as 209 Burns Avenue, Nashville, TN 37203
(House Number) (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.

Witness our hands this 7th day of June, 2004.

REBEKAH BITZEL By ROSS WETZEL ATTY IN FACT
Rebekah Bitzer, by Ross Wetzel, attny in fact

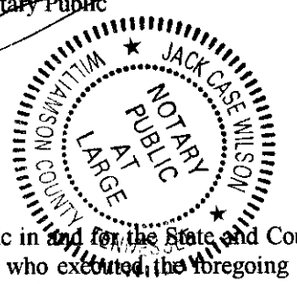
RYAN BITZEL By ROSS WETZEL ATTY IN FACT
Ryan Bitzer, by Ross Wetzel, attny in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ross Wetzel, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Rebekah Bitzer, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Rebekah Bitzer. Witness my hand and Notarial Seal this 7th Day of June 2004.

Notary Public

My Commission Expires: 4/16/06

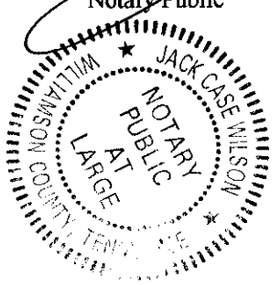


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ross Wetzel, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Ryan Bitzer, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Ryan Bitzer. Witness my hand and Notarial Seal this 7th day of June 2004.

Notary Public

My Commission Expires: 4/16/06



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027