Boy 36

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

R-BR-16-512A-T

**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) |
|---|---|---|
| **Philip H. Bangle** | Same | |
| (NAME) | (NAME) | **91-10-E-1.00CO** |
| **512 A Hemstead Street** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (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, **PEGGY C. BURKHALTER, TRUSTEE OF PEGGY C. BURKHALTER REVOCABLE TRUST U/A/D JANUARY 31, 2001,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP H. BANGLE, 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 Unit A of 512 Hemstead Street Townhomes, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20150812-0080908, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Peggy C. Burkhalter, Trustee of the Peggy C. Burkhalter Revocable Trust, by Quitclaim Deed from Michael Terry Burkhalter and wife, Peggy C. Burkhalter, recorded October 7, 2013 in Instrument No. 20131007-0105103; further being part of the same property conveyed to Michael Terry Burkhalter and wife, Peggy C. Burkhalter, by Quitclaim Deed from Peggy Burkhalter, married, recorded July 27, 2005 in Instrument No. 20050727-0087218; and further being part of the same property conveyed to Peggy Burkhalter, a married person, by Special Warranty Deed from Bank One, National Association, recorded March 30, 2005 in Instrument No. 20050330-0034141, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 1835, Page 45, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Instrument No. 20150812-0080908, said Register's Office.
- Charter of Homeowner's Association of record in Instrument No. 20150820-0084208, 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: **512 A Hemstead Street, Nashville, Tennessee 37209**.

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.

BILL GARRETT, Davidson County
Trans:T20160100342 DEEDWARR
Recvd: 11/14/16 14:47 2 pgs
Fees:13.00 Taxes:1128.50
20161114-0119882

Witness my/our hand(s) this the 14th DAY OF NOVEMBER, 2016.

Peggy C. Burkhalter Revocable Trust U/A/D January 31, 2001

BY: _____
Peggy C. Burkhalter
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY C. BURKHALTER, TRUSTEE of PEGGY C. BURKHALTER REVOCABLE TRUST U/A/D JANUARY 31, 2001, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of November, 2016.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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