STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$260,000.00** (Two Hundred Sixty Thousand).

AFFIANT

Subscribed to and sworn before me this 24th day of August, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20170075491 DEEDWARR
Recvd: 08/30/17 08:22 2 pgs
Fees: 13.00 Taxes: 962.00
20170830-0088899

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Bradley M. Warren and Caverly G. Warren<br>7252 Highway 70 South, Unit 602<br>Nashville, TN 37221 | New Owner | 142070F05800CO |

# WARRANTY DEED

FOR AND IN 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, I/WE, **BRIAN A. TATCHIN, A SINGLE MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRADLEY M. WARREN AND CAVERLY G. WARREN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. 58, Unit 602, Bellevue Commons Townhomes, created under Title 66, Charter 27, Section 101, et seq., as established by a Mater Deed recorded in Instrument No. 200007000071772; and re-recorded at Instrument No. 200008280084760, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed, for a more complete identification and location of said Unit.**

**Being the same property conveyed to Brian A. Tatchin by deed from Jeffrey Paul Frye and spouse, Jeanetta W. Frye, of record in Instrument No. 20130903-0092465, dated August 21, 2013 and recorded September 3, 2013, Register's Office for Davidson County, Tennessee.**

**Being also known as 7252 Highway 70 South, Unit 602, Nashville, Tennessee 37221.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**7252 HIGHWAY 70 SOUTH, UNIT 602**<br>**NASHVILLE, TN 37221** |
|---|---|---|

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2017074634

**WITNESS,** this 24th day of August, 2017

**Brian A. Tatchin**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 24th day of August, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brian A. Tatchin** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 24th day of August, 2017.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____