(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170078190 DEEDWARR
Recvd: 09/07/17 08:26 2 pgs
Fees:13.00 Taxes:1882.17

20170907-0091804

M-BR-17-57

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $508,695.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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)
Gregory S. Beaulieu	New owner	
(NAME)	(NAME)	131-6-B-34.00CO
57 Brookhill Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **ERIC DAVID JOHNSON AND EMILY E. TANNER-SMITH, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GREGORY BEAULIEU, AN UNMARRIED MAN,** hereinafter called the Grantee, his 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. 34 on the Plan of Burton Hills Village of Foxview Tract 5, a Portion of Zone Lot II, of record in Plat Book 6250, Page 564, amended in Book 6626, Page 937, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric David Johnson and Emily E. Tanner-Smith, husband and wife, by Warranty Deed from Cheryl Noel Lavender, Trustee of the Lavender Living Trust, a Revocable Living Trust U/A dated May 5, 1997 and Cheryl Lavender-Tittsworth aka Cheryl N. Lavender-Tittsworth and husband, Ben T. Tittsworth, Jr., recorded August 19, 2010 in Instrument No. 20100819-0065644, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 6250, Page 564, Book 6250, Page 649 and Book 6900, Page 304, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6625, Page 171, amended in Book 6917, Page 718, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6326, Page 588, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6517, Page 522, amended in Book 6778, Page 536, Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, Page 505, amended in Book 6921, Page 216, in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, amended in Book 6921, Page 214, in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Village of Foxview Association, Inc. of record in Book 6517, Page 517, as amended in Book 6921, page 224, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for sanitary sewers and/or storm drainage easement of record in Book 3702, Page 250, Book 4298, Page 491, and Book 6250, Page 564, in the aforesaid Register's Office.
- Conveyance of Common Area to Homeowner's Association of record in Book 6917, Page 710, Register's Office for Davidson County, Tennessee.
- Agreement between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, Page 383 and in Book 6550, Page 47, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7275, Page 826 and in Book 6917, Page 710, in the Register's Office for Davidson County, Tennessee.

- Maximum Square Footage Allocations record in Book 6626, Page 937, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 6470, Page 383 and Book 6655, Page 47, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20010803-0082960 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **57 Brookhill Circle, Nashville, Tennessee 37215**.

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 our hands this the 1st DAY OF SEPTEMBER, 2017.

Emily E. Tanner-Smith by Laura Mitchell, Attorney-in-Fact

Emily E. Tanner-Smith by Laura Mitchell, Attorney-in-Fact

Eric David Johnson by Laura Mitchell, Attorney-in-Fact

Eric David Johnson by Laura Mitchell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EMILY E. TANNER-SMITH AND ERIC DAVID JOHNSON, and who acknowledged she executed the same as the free act and deed of the said EMILY E. TANNER-SMITH AND ERIC DAVID JOHNSON.

Witness my hand and official seal, this the 8th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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