THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170913309** Return to: **BridgeTrust Title** **4400 Harding Pike #400** **Nashville, TN 37205** CS1870012S8	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $154,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2017. Notary Public My Commission Expires: 03/10/2019 REGINA E. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-10-2019

WARRANTY DEED

Address New Owner: David S. Liston 21 Vaughns Gap Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-15-0A-060.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rachel A. Easley f/k/a Rachel A. Simons and husband, Brent Easley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David S. Liston, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 60 of Belle Meade Highlands Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Belle Meade Highlands Condominium of record in Book 7091, Page 302, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings, thereof; said Unit being depicted on Exhibit "A-2" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1" to said Master Deed.

Being the same property conveyed to RACHEL A. SIMONS, by deed from JANET L. MILLER, of record in Instrument No. 20071121-0136135, dated November 15, 2007, said Register's Office. Rachel A. Simons having since married and is now known as Rachel Easley.

Brent Easley joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 129-15-0A-060.00 CO.

Bill Garrett Davidson County
Batch# 1836 DEEDWARR
09/18/2017 01:53:27 PM 2 pgs
Fees: $13.00 Taxes: $569.80

20170918-0095286

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Book 7091, page 302 and amended in Instrument No. 20080424-0042111, said Register's Office.

Easements, assessments and special assessments as set out in Master Deed of record in Book 7091, page 302, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4816, page 427 corrected in Book 4881, page 710, said Register's Office.

Easement Agreement of record in Book 11000, page 273, said Register's Office.

This is improved property located at 21 Vaughns Gap Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2017.

Rachel Easley

Brent Easley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Easley and Brent Easley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2017.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021

My Commission Expires: _____