THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170813090** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $565,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2017. Notary Public My Commission Expire

Bill Garrett Davidson County
Batch# 12902 DEEDWARR
10/12/2017 02:09:29 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20171012-0104783

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laura Blum and Andrew Blum 207 Sheffield Place Nashville TN 37215	New Owner	Tax Parcel ID No. 131-09-0A-007.00 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, **James E. Burchett, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Blum and Andrew Blum, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 7, on the Horizontal Property Regime for Sheffield Condominium, as recorded in the Master Deed of record in Book 5774, page 280 and as shown on plat of record in Plat Book 5200, page 348, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JAMES E. BURCHETT, by deed from BARBARA T. DAVIS, of record in Instrument No. 20060804-0095437, dated July 31, 2006, said Register's Office.

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. 131-09-0A-007.00 CO.

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

Matters shown on the Plan of record in Plat Book 5200, page 348, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 5799, page 408, amended in Book 5996, page 807 and Book 6010, page 663, said Register's Office.

Master Deed and ByLaws of record in Book 5774, page 280, said Register's Office.

Easements and assessments as contained in the Master Deed of record in Book 5774, page 280, said Register's Office.

This is improved property located at 207 Sheffield Place Nashville TN 37215

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 29th day of September, 2017.

James E. Burchett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 29th day of September, 2017.

Notary Public

My Commission Expires: 