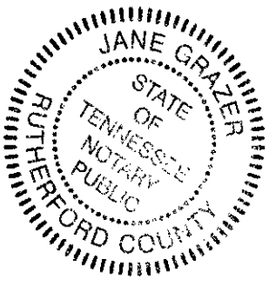
WARRANTY DEED



STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Sullivan	New Owner	164060B05400C0
(NAME)	(NAME)	
609 Bradburn Village Cir.		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Schantel Burgess, Single,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Sullivan and Brandy L. Naughton, husband and wife,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 54 on the plan of The Townhomes of Bradburn Village, as established by the Declaration of Covenant, Conditions and Restrictions of record in instrument No. 20060816-0101099, First Amendment in Instrument No: 20070717-0084884, and as shown on Exhibit "A-1" in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village of record In Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Schantel Burgess by Warranty Deed from Beazer Homes Corp., A Tennessee Corporation, recorded on October 05, 2011, of record in Instrument No. 20111005-0077044, Register's Office for Davidson County, Tennessee.

This is improved property known as 609 Bradburn Village Circle, Antioch, TN 37013.

Bill Garrett Davidson County
Batch# 85647 **DEEDWARR**
04/27/2018 10:38:19 AM 2 pgs
Fees: $13.00 Taxes: $592.00



20180427-0039801

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 609 Bradburn Village Cir. Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 04/20/18.

Schantel Burgess

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Schantel Burgess with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 04/20/18.

Notary Public

My Commission Expires: _____

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

Record and Return To:
Limestone Title & Escrow, LLC
~~**3173 South Church Street**~~ 522 B Brandies Cr
Murfreesboro, TN ~~**37127**~~ Ste 1
37128