WARRANTY DEED

Bill Garrett Davidson County
Batch# 106822 DEEDWARR
06/20/2018 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20180620-0059406

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/10/2019

(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
M. Tyler Saunders	New Owner	164060B09700CO
(NAME)	(NAME)	
502 Bradburn Village Cir	502 Bradburn Village Dr.	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	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 **Cheryl Gullion, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. Tyler Saunders,** 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, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 140 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, First Amendment recorded in Instrument No. 20070717-0084884 and Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded 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 Cheryl Gullion, a single woman, by Warranty Deed from Monica Temple, a married woman F/K/A Monica R. Perry, recorded on August 15, 2016, of record in instrument No. 20160815-0084614, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Monica R. Perry, a single woman by Warranty Deed for Beazer Homes Corp., a Tennessee Corporation, dated 07/27/2007, recorded 08/02/2007, of record in Instrument No. 20070802-0092145, in Register's Office for Davidson County, Tennessee.

This is improved property known as 502 Bradburn Village Circle, Antioch, TN 37013.

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 502 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 06/15/18.

Cheryl Gullion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Cheryl Gullion 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 06/15/18.

Notary Public

My Commission Expires: _____

LISA [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-30-2018
WILLIAMSON COUNTY

True Copy Certification

I, STEVE BERNEMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Amy Nichole Bagwell, a notary public for this county and state, Steve Berneman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy Nichole Bagwell

Notary's Signature

My Commission Expires: 10/03/18

Notary's Seal (if on paper)

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM