THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is: $162,500.00 Affiant Subscribed and sworn to before me, this 11th day of July, 2018. Notary Public My Commission Expires: 12/1/2020

Bill Garrett Davidson County
Batch# 115677 DEEDWARR
07/12/2018 11:25:17 AM 2 pgs
Fees: $13.00 Taxes: $601.25
20180712-0067538

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Ben A. Flatt, Jr. and Paige Flatt 577 Bradburn Village Circle Antioch, TN 37013	Send Tax Bills to: F & M Bank 50 Franklin St Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 164-06-0B-039.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER A. LEE, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BEN A. FLATT, JR., AND PAIGE FLATT, 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. 39 on the plan of The Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20060816-0101099, First Amendment as 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 as 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 CHRISTOPHER A. LEE, A SINGLE MAN, by deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record in Instrument No. 20091210-0112978, dated December 9, 2009, said Register's Office.

This is improved property commonly known as: **577 Bradburn Village Circle, Antioch, TN 37013**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that he has 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 10th day of July 2018.

CHRISTOPHER A. LEE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER A. LEE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of July, 2018.



Notary Public
My Commission ~~Expires:~~ 9/7/2020