Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168768 **DEEDWARR**
11/30/2018 09:19:59 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20181130-0116759

G-P-18-4846

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Walther and Robert Walther	New Owner	
(NAME)	(NAME)	**161-09-0A-071.00-CO**
4846 Bevendean Dr. #C3		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT A. WATROUS AND ELIZABETH G. WATROUS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY WALTHER AND ROBERT WALTHER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. C-3 as set forth in the Master Deed Establishing Brighton Village, Phase 5, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 200801170005582, amended by First Amendment in Instrument 200808080081965 and Instrument 201105200038914, in the Register's Office for Davidson County, Tennessee; said units also being shown as part of Exhibit "E" to said Master Deed.

Being the same property conveyed to Robert A. Watrous and Elizabeth G. Watrous, husband and wife by Warranty deed from Heather Love FKA Heather M. Andrews, married of record in Instrument No. 20141001-0090765 Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 01, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brighton Village of record in Instrument Number 200801170005582, amended in Instrument 200808080081965 and Instrument 201105200038914, Register's Office for Davidson County, Tennessee.
- All matters shown on Exhibit "A" to the First Amendment to Master Deed for Brighton Village of record in Instrument 200808080081965, Register's Office for Davidson County, Tennessee.
- Agreements regarding sewage soil absorption system in Book 7730, pages 136 and 137, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage in Book 7520, page 908, Register's Office for Davidson County, Tennessee.
- Driveway Easement as disclosed in Book 7233, page 438 and Book 7416, page 47, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 200610270133549, Register's Office for Davidson County, Tennessee.
- Easement and sanitary sewer and/or storm drainage, water mains, pumps and appurtenance in Instrument 200610270133575, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 200711210136366, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenance in Instrument 200711210136402, Register's Office for Davidson County, Tennessee.

- Application to combine parcels in Instrument 200711280137905, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4846 Bevendean Dr. #C3, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27th DAY OF NOVEMBER, 2018.

Robert A. Watrous

Robert A. Watrous

Elizabeth G. Watrous

Elizabeth G. Watrous

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of November, 2018.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH G. WATROUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of November, 2018.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212