Karen Johnson Davidson County
Batch# 184758 DEEDWARR
01/16/2019 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,173.75
20190116-0004707

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $587,500.00.

Charles A Burdeshaw
Affiant

Subscribed and sworn to me on January 15, 2019.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 01, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32160

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lisa Kincaid 139 Brighton Close Nashville, TN 37205	Renasant Bank 2001 Park Place North Ste 150 Birmingham, AL 35203	104-13-F-139.00 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles A. Burdeshaw and Rosemary B. Burdeshaw, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Lisa Lynn Kincaid, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 139 on the Plan of Brighton Close, Phase II, Units 139 and 140, a Planned Unit Development, a Horizontal Property Regime, as of record in Book 7900, page 810, amending Book 7900, page 136, Register's Office for Davidson County, Tennessee, to which said plan referenced is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles A. Burdeshaw and Rosemary B. Burdeshaw, husband and wife, by Warranty Deed from Sylvia Sampson, unmarried, dated December 5, 2003 and recorded December 9, 2003 of record as Instrument No. 20031209-0176385, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Brighton Close of record in Book 7522, page 108, and as amended in Book 7557, page 621, further amended in Book 7807, page 500; Book 7871, page 343, for Phase II of record in Book 8273, page 884, in Book 8561, pages 812, 819, 824, 829, 834, 839 and 844, amended in Book 8698, page 557 and in Book 9372, page 356 and as amended and restated under Instrument No. 20001003-0098148, Register's Office for Davidson County, Tennessee., Register's Office for Davidson County, Tennessee.
3. By-Laws of Brighton Close Homeowners' Association, Inc., of record in Book 7522, page 123, and as amended and restated under Instrument No. 20001003-0098148, Register's Office for Davidson County, Tennessee.
4. Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bright Close, a Planned Lot Development (Private Element) of

record as Instrument No. 20141202-0110443 as amended by Instrument No. 20150430-0039030, Register's Office for Davidson County, Tennessee.

5. Conveyance of Common Area for Brighton Close, a P.U.D., Homeowners' Association, Inc., of record in Book 8698, page 549, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 5612, page 139, Register's Office for Davidson County, Tennessee.
7. Charter of Brighton Close, Phase II, a P.U.D., Homeowners' Association, Inc., of record in Book 8273, page 908, Register's Office for Davidson County, Tennessee.
8. Charter of Brighton Close Homeowners' Association, Inc., of record in Book 8446, page 679, Register's Office for Davidson County, Tennessee.
9. Attorneys Certificate for Lots 139 and 140, of record in Book 9504, page 962, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 139 Brighton Close, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 15th day of January, 2019.

Charles A. Burdeshaw

Rosemary B. Burdeshaw

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 15, 2019, before me personally appeared Charles A. Burdeshaw and Rosemary B. Burdeshaw to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on January 15, 2019.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018