THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25227

Karen Johnson Davidson County
Batch# 187009 **DEEDWARR**
01/23/2019 09:24:21 AM 2 pgs
Fees: $13.00 Taxes: $784.40

20190123-0006471

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/26/22

(AFFIX SEAL)

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christa Suppan	Christa Suppan	
4844Bevendean Drive B-10	1400 Woodland St.	161090A06400CO
Nashville, TN 37211	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Austin F. Tullos, married, and Jeffrey F. Tullos, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christa Suppan,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. B-10 as set forth in the Master Deed Establishing Brighton Village, Phase 4, 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. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "E" to said First Amendment to the Master Deed.

Being the same property conveyed to Austin F. Tullos, unmarried, and Jeffrey F. Tullos, married, as joint tenants with right of survivorship by Warranty deed from Jan Hipwell, unmarried of record in Instrument No. 20160701-0067532 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 01, 2016.
See Power of Attorney of record in Inst. 20181004-0098500
The above described property has never been the residence of Jeffrey F. Tullos or his spouse. Kristen Edmonson joins in the execution of this instrument to convey her interest in the Property as spouse of Austin F. Tullos to the Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is IMPROVED property known as **4844Bevendean Drive B-10, Nashville, TN 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 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 this the 19 day of October, 2018.

Austin F. Tullos

Kristen Edmonson

Jeffrey F. Tullos by Austin F Tullos Attorney in Fact
Jeffrey F. Tullos by Austin F. Tullos, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Austin F. Tullos and Kristen Edmonson,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19 day of October, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **John Austin F. Tullos,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Jeffrey F. Tullos** and who acknowledged that he executed the same as the free act and deed of **Jeffrey F. Tullos.**

Witness my hand and official seal this the 19 day of October, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN