THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319591** Karen Johnson Davidson County Batch# 220220 DEEDWARR 04/22/2019 12:43:30 PM 3 pgs Fees: $18.00 Taxes: $924.63 20190422-0036553	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $249,900.00. Affiant Subscribed and sworn to before me, this 19th day of April, 2019. Notary Public My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

WARRANTY DEED

Address New Owner: Patricia Louise Bulger 5333 Village Way Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161100A06100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerre T. Maynor and Caitlin Mary McCollister, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia Louise Bulger,** an unmarried woman, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

That certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to wit:

Being Lot No. 80, on the Plan of Villages of Brentwood, Phase I, as of record in Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Special Warranty Deed from Caitlin Mary McCollister married to Jerre T. Maynor to Caitlin Mary McCollister and Jerre T. Maynor, husband and wife, as tenants by the entireties, as recorded on the 3rd day of February, 2016 in Instrument No. 20160203-0010394 and Warranty Deed from John J. Mock and Wife, Conni Ellisor to Caitlin Mary McCollister, an unmarried woman, as recorded on the 5th day of April, 2011 in Instrument No. 20110405-0025899, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, VILLAGES OF BRENTWOOD, as recorded in Plat Book 5200, Page(s) 613. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants recorded in Book 6143, Page 11 amended in Book 6398, Page 495, Book 6852, Page 497 and Book 8507, Page 831.

Articles of Incorporation of Villages of Brentwood Homeowners Association, recorded in Book 6158, Page 352 amended in Book 7936, Page 332, Book 7925, Page 41, Book 7599, Page 914, Book 8152, Page 927 and Book 8163, Page 593.

Quitclaim Deed to Homeowners Association, recorded in Book 7397, Page 382 and Book 7397, Page 384.

This is improved property located at 5333 Village Way Nashville TN 37211

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 19th day of April, 2019.

Jerre T. Maynor

Caitlin Mary McCollister

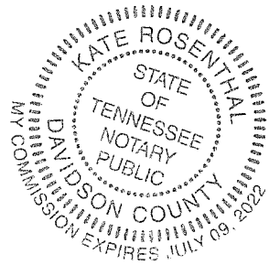
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jerre T. Maynor and Caitlin Mary McCollister, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2019.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

