WARRANTY DEED

Karen Johnson Davidson County
Batch# 252226 DEEDWARR
07/03/2019 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20190703-0065066

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$335,000.00**.

Brianna Bartelsmeyer Turner
Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2019.

Kelly Green Elrod
Notary Public

My commission expires: 08-16-2020
(AFFIX SEAL)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Harrison Turner **Brianna Bartelsmeyer Turner**	New Owner	**Map 172-12-0-A Parcel 141.00co**
248 Burgandy Hill Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bo W. Robertson and Steve Brownfield, Jr., married to each other

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

David Harrison Turner and Brianna Bartelsmeyer Turner, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 87 on the Plat of Section Nine Bradford Hills, of record in Plat Book 7900, Page 414, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bo W. Robertson, unmarried, by Deed dated July 20, 2006 from Jim A. Attar and wife, Nazila Pezhmanian, of record in Instrument No. 20060725-0089683, Register's Office for Davidson County, Tennessee. The said Bo W. Robertson (erroneously spelled Roberston) having quitclaimed to Bo. W. Robertson and Steve Brownfield, Jr., as joint tenants with rights of survivorship by Quitclaim Deed dated August 22, 2008, of record in Instrument No. 20080903-0090211, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1)The Plan of record in Plat Book 7900, Page 414, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Bradford Hills, of record in Book 8069, Page 170, as made applicable to Section 9 of record in Book 8681, Page 252, Register's Office for Davidson County, Tennessee. (3) By-Laws of Bradford Hills Homeowners' Association, Inc., of record in Book 8071, Page 531, said Register's Office. (4) Conveyance of Open Space and Commons Areas to Bradford Hills Homeowners' Association, Inc., of record in Book 9779, Page 672, said Register's Office. (5) Charter of Bradford Hills Homeowners' Association, Inc., of record in Book 8071, Page 520, said Register's Office. (6) P.U.D. Boundary Plat of Bradford Hill of record in Plat Book 7900, Page 6, said Register's Office. (7) Dedication of Sanitary Sewer Easements to the Metro Government, of record in Book 8377, Page 769 and 808, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **248 Burgandy Hill Road, 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 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 my/our hand(s) this **2nd** day of **July, 2019.**

Bo W. Robertson

Steve Brownfield, Jr.

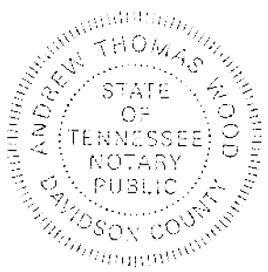
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Bo W. Robertson and Steve Brownfield, Jr.,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of **July, 2019.**

Notary Public

My Commission Expires: 11/8/21



True Copy Certification

I, Kelly Greene Elrod, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brianna Bartelsmeyer, a notary public for this county and state, Kelly Greene Elrod, 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: 9-6-2022

Notary' Seal (if on paper)

