THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721648**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $313,000.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2019. Notary Public My Commission Expires: 3-13-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michelle Burchfiel 2305 Peak Hill Cv Nashville TN 37211	New Owner	Tax Parcel ID No. 172-12-0A-106.00-CO

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, **Jonathan R. Tomayko and wife, Diana H. Tomayko** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Michelle Elece Burchfiel, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Section Five, Bradford Hills, R-15 Residential P.U.D. of record in Plat Book 7900, Page 6, as amended in Book 7900, Page(s) 287 and 288, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan R. Tomayko and wife, Diana H. Tomayko by Warranty deed from John Patrick Dugan and wife Kerri Anne Dugan of record in Instrument No. 20060530-0063370 Register's Office for Davidson County, Tennessee, dated May 24, 2006 and recorded on May 30, 2006.

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.

Taxes for the year 2019, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6, Amended Plat Book 7900, Page 287 and 288, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8885, Page 519 and Book 9055, Page 826, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 269545 DEEDWARR
08/09/2019 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20190809-0079648

Charter of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.

Conveyance of open space/common area to HOA of record in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metro Government for water main of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metro Government for sanitary sewer of record in Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2305 Peak Hill Cv 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 8th day of August, 2019.

Jonathan R. Tomayko

Diana H. Tomayko

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan R. Tomayko and Diana H. Tomayko, 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 8th day of August, 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)