This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $287,700.00

Affiant

Subscribed and sworn before me this the 24th day of September, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 290754 DEEDWARR
09/25/2019 08:58:22 AM 2 pgs
Fees: $13.00 Taxes: $1,064.49
20190925-0097266

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael B. Stuart 3000 Hillsboro Pike, Apt 37 Nashville, TN 37215	New Owner	117-03-0A 037.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHELSEA DYER F/K/A CHELSEA BURCH AND NATHAN DYER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL B. STUART AND ANDREA ELIZABETH STUART, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 37 in a Horizontal Property Regime which is located on the Plan of Versailles Condominium of record in Plat Book 5050, Page 80, 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 Chelsea Burch, unmarried, by deed from Pamela Cunningham Hawkins, Executor of the Estate of Leon W. Cunningham, dated 12/16/2013, of record in Instrument No. 20131218-0127980, said Register's Office.

The said Chelsea Burch and Chelsea Dyer are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3000 Hillsboro Pike, Apt 37, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 23rd day of September, 2019.

Chelsea Dyer f/k/a Chelsea Burch

Nathan Dyer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chelsea Dyer f/k/a Chelsea Burch and Nathan Dyer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of September, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY