Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19090022

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30 DAY OF September, 2019.

NOTARY PUBLIC

My Commission expires:

SHIRA KINGRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 21, 2021

Address of New Owner
Randal Scott Thompson and
Alicia Thompson
7252 Highway 70 South, Unit 1505
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
142-07-0F-086.00-CO

Karen Johnson Davidson County
Batch# 295432 DEEDWARR
10/03/2019 11:02:47 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20191003-0101201

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Brett Burdette and Lori Burdette, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Randal Scott Thompson and Alicia Thompson,*** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: *husband and wife

Land in Davidson County, Tennessee, being Lot 86, Unit 1505, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et. seq., as established by a Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and located of said Unit.

Being the same property conveyed to Brett Burdette and Lori Burdette, Husband and Wife, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, dated 12/29/2000 and recorded on 01/11/2001 in Instrument No. 20010111-0003557, Register's Office for Davidson County, Tennessee.

This is property generally located:
7252 Highway 70 South, Unit 1505, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Master Deed of record as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, and amended as Instrument No. 20060824-0104869, said Register's Office.
3. Ingress/Egress Easement of record in Book 7308, page 762, said Register's Office.
4. Easement to the State of Tennessee for Highway Purposes of record in Book 5202, page 736, said Register's Office.
5. Utility Easement of record in Book 11426, page 63, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to

convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Brett Burdette and Lori Burdette** has/have caused this instrument to be executed, this the 27 day of Sept., 2019.

Brett Burdette

Lori Burdette

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Brett Burdette and Lori Burdette,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 27 day of Sept., 2019.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY