Name and Address of New Owner:
Tyrone Lee and Indira Lee
1728 Robindale Ct Hermitage, TN 37076

Send Tax Bills To:
Same

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 300205 DEEDWARR
10/14/2019 09:44:32 AM 2 pgs
Fees: $13.00 Taxes: $1,320.53
20191014-0104872

Map & Parcel No: 098-06-0A-228.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jennifer Ann Bartling, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tyrone Lee and Indira Lee, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Final Plat of Phase Two, Section C, Bridgewater, A Planned Unit Development of record in Plat Instrument Number 20070614-0071360, 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 Marcus M. Dunlap and wife, Jennifer B. Dunlap by Special Warranty deed from Newmark Homes, L.P., a Texas Limited Partnership of record in Instrument No. 20071031-0128304, Register's Office for Davidson County, Tennessee, dated October 29, 2007 and recorded on October 31, 2007.

Being the same property conveyed to Jennifer Ann Bartling (formerly Jennifer Bartling Dunlap) by Quitclaim deed from Marcus Milton Dunlap of record in Instrument No. 20100427-0031739 Register's Office for Davidson County, Tennessee, dated April 23, 2010 and recorded on April 27, 2010.

Being improved property also known as 1728 Robindale Court, Hermitage, Tennessee 37076.

This is NOT the principal residence of the Grantor named herein

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of October, 2019.

X _____ (SEAL)
Jennifer Ann Bartling

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Ann Bartling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of October, 2019.

LONNIE L BELLAMY
Notary Public - Arizona
Maricopa County
Commission # 541919
My Comm. Expires Apr 12, 2022

_____ NOTARY PUBLIC
Notary Public
My commission expires: 04/12/22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $356,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
2nd day of October, 2019.

_____
Notary Public
My commission expires: 1/24/21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. 2019-395