Karen Johnson Davidson County
Batch# 303871 DEEDWARR
10/22/2019 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,081.32
20191022-0107819

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $292,250.00

Robert Nolte
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF OCTOBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1314LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Anitha R Nair		146 16 0 034.00
448 Rochelle Dr		
Nashville, TN 37220		

FOR AND 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,

CHRISTOPHER C. BRELAND AND KATHLEEN LYNNE BRELAND, HUSBAND AND WIFE

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

ANITHA R NAIR, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 448 Rochelle Dr, Nashville, TN 37220

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 21st day of October, 2019.

Christopher C. Breland

Kathleen Lynne Breland
by: Christopher C. Breland, as her
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 21st day of October, 2019, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Christopher C. Breland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Kathleen Lynne Breland for the purposes therein contained, and who further proved to me to be the Attorney-in-Fact for and authorized to execute this instrument on behalf of Kathleen Lynne Breland.

Witness my hand and official seal a Nashville, Tennessee

Notary Public
My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Christopher C. Breland, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of October, 2019.

Notary Public
My Commission Expires: 3-15-2020

file # 19-1314LA

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

EXHIBIT A - LEGAL DESCRIPTION

Lot 85, BRENTWOOD HALL, SECTION V, as shown on plat of record in Plat Book 2133, Page 127, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 85, which is a corner lot, fronts 91.4 feet on the Westerly margin of Rochelle Drive and fronts 120.4 feet on the Northerly margin of Brentlawn Drive, said frontages being joined by a curve having a length of 40.6 feet, and extends back 108.0 feet on the Westerly line and 140.7 feet on the Northerly line, to a point of intersection.

Being the same property conveyed to Christopher C. Breland, by Warranty Deed from Clarence Stamps, Jr., married, of record in Instrument No. 20111123-0091874, in the Register's Office of Davidson County, Tennessee, dated November 18, 2011 and recorded on November 23, 2011.

This instrument is being executed in behalf of Christopher C. Breland and Kathleen Lynne Breland pursuant to a power of attorney executed by the same on the 10/10/2019, and being filed for in Instrument # 20191022010781 8, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD HALL, SECTION V, as recorded in Plat Book 2133, Page(s) 127.

4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2198, Page 3.

True Copy Certification

I, Brianna Bartelsmeyer Turner, 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.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Kelly Greene Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner 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: 8-16-2020

Notary' Seal (if on paper)

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