Karen Johnson Davidson County
Batch# 328209 DEEDWARR
12/11/2019 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $680.80
20191211-0127889

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT191100400

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
6th day of December, 2019

Notary Public

MY COMMISSION EXPIRES: 12/15/21

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura A. Bratcher-Page **216 Cumberland Trace** **Nashville, TN 37214**	New Owner	**073-16-OA-216.00 CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Colleen Meyer, an unmarried woman

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

Laura A. Bratcher-Page, an unmarried woman,

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

LAND in Davidson County, Tennessee, being all of Unit No. 216 as shown on the Plat of Cumberland Trace, of record in Plat Book 5200, Page 724, together with an undivided membership in the Cumberland Trace Homeowners' Association, as described in the Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 6218, Page 528, amended in Instrument Number 20090825-0080066, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Colleen Meyer, an unmarried woman, by Warranty Deed from John D. Blonshine, an unmarried man, dated 10/10/12 and recorded 10/12/12 in Instrument Number 20121012-0093555, Register's Office for Davidson County, Tennessee.
Map/Parcel ID: 073-16-OA-216.00 CO

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **216 Cumberland Trace, Nashville, TN 37214**
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 and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 6th day of December, 2019.

Colleen Meyer

Colleen Meyer

STATE OF COLORADO
COUNTY OF Chaffee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Colleen Meyer the bargainor(s) 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.

Witness my hand and official seal at Buena Vista, Colorado, this ~~6th~~ 9th day of December, 2019.

Commission Expires: 12/22/21

Kristen K Landess
Notary Public

KRISTEN K LANDESS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054041773
MY COMMISSION EXPIRES DECEMBER 22, 2021

True Copy Certification

I, **Jennifer L. Pennell,** 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** 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: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020