THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow, Corp.
2 Cadillac Drive
Brentwood, Tn. 37027

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

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 246,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Morley Springer	Margaret Morley Springer	MAP
2149 Burns St	5059 Lakeview Dr	PARCEL 072-11-2G-001.00-CO
Nashville, TN 37216	Nashville, Tn 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Edgehill Real Estate Holdings**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Morley Springer, A Married 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2149 Burns Street, A Horizontal Property Regime with Private Elements of record as Instrument No. 20190619-0058961 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Edgehill Real Estate Holdings by Warranty deed from Andrea M. Hittle, unmarried woman of record in Instrument No. 20190617-0057761 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 17, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

Karen Johnson Davidson County
Batch# 355685 DEEDWARR
02/10/2020 10:21:49 AM 2 pgs
Fees: $13.00 Taxes: $911.31

20200210-0014972

This is () UNIMPROVED

(X) IMPROVED property known as **2149 Burns St, Nashville, TN 37216.**

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 hand(s) this the 3rd day of February, 2020.

Edgehill Real Estate Holdings

BY: Andrew Terrell, Partner
Andrew Terrell, Partner

BY: DJT, PARTNER
Daniel J. Terrell, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Terrell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be and who acknowledged himself to be a Managing Partner of Edgehill Real Estate Holdings, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal this the 3rd day of February, 2020.

My Commission expires 3-19-2023

Rita Mangrum
Notary Public

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel J. Terrell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be and who acknowledged himself to be a Managing Partner of Edgehill Real Estate Holdings, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal this the 3rd day of February, 2020.

My Commission expires 3-19-2023

Rita Mangrum
Notary Public

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON