THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124706**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $387,000.00. Affiant Subscribed and sworn to before me, this 21st day of February, 2020. Notary Public My Commission Expires: 11/8/2022

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 362822 DEEDWARR
02/25/2020 10:45:30 AM 2 pgs
Fees: $13.00 Taxes: $1,431.90
20200225-0020770

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer Farrar	Renasant Bank	Tax Parcel ID No.
536 Belair Way	2001 Park Place North, Suite 150	131 06 0D 536.00
Nashville TN 37215	Birmingham, Alabama 35203	

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 of which is hereby acknowledged, **Bethany McAleer Dalmau, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Quinn Farrar, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 536, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, a Horizontal Property Regime established by Master Deed, of record in Book 6690, Page 70, amended in Book 6739, Page 701, Book 6824, Page 298 and Book 6890, Page 963, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached to the amendment in Book 6890, Page 963, as Exhibit "A" to the aforementioned amendment to Master Deed and being located upon Tract No. 8 on the Plan of the Resubdivision of Tracts 1, 2 and 11 of Burton Hills of record in Plat Book 6250, Page 978, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate description.

Being the same property conveyed to Bethany R. McAleer, an unmarried person, by Warranty Deed from Gail S. Papaik, and husband, Bill Papaik, of record in Instrument No. 20120816-0073321, in the Register's Office of Davidson County, Tennessee, dated August 02, 2012 and recorded on August 16, 2012.

Bethany R. McAleer having since married and now known as Bethany McAleer Dalmau.

Cristoffer Roberto Dalmau joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 536 Belair Way Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and

restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2020.

Bethany McAleer Dalmau

Cristoffer Roberto Dalmau by Bethany McAleer Dalmau, Attorney in Fact

Bethany McAleer Dalmau

Cristoffer Roberto Dalmau, by Bethany McAleer Dalmau, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bethany McAleer Dalmau, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2020.

Notary Public

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bethany McAleer Dalmau, 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, and who further acknowledged that she is the Attorney-in-Fact for Cristoffer Roberto Dalmau and that she is authorized by Cristoffer Roberto Dalmau to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of February, 2020.

Notary Public

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.



State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My Commission Expires: 7/22/2022

Notary Seal (if on paper)