Karen Johnson Davidson County
Batch# 364818 DEEDWARR
02/28/2020 08:38:19 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20200228-0022219

WARRANTY DEED

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 2, 2021

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Michelle Carey	New Owner	
(NAME)	(NAME)	161 09 0A 075.00
4846 Bevendean Dr. #7		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **BRANDON GILLIAM, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY MICHELLE CAREY, AS A SINGLE PERSON,** 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 No. C-7 as set forth in the Master Deed Establishing Brighton Village, Phase 5, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 and Instrument of Correction to the Master Deed recorded as Instrument No. 20110520-0038914, in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "A" to said First Amendment to the Master Deed.

Being the same property conveyed to Brandon Gilliam, unmarried, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20090701-0061530, in the Register's Office of Davidson County, Tennessee, dated June 30, 2009 and recorded on July 01, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 4846 Bevendean Dr. #7, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 25th day of February, 2020

BRANDON GILLIAM

STATE OF Florida
COUNTY OF Miami-Dade

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

Witness my hand and official seal this 25th day of February, 2020.

Commission expires: October 19, 2021

YVETTE L. MORRELL
MY COMMISSION # GG 122162
EXPIRES: October 19, 2021
Bonded Thru Notary Public Underwriters

Notary Public