ADDRESS NEW OWNER: Barbara Sturgeon
5521 Iron Gate Drive
Franklin, TN 37069

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 171-02-0A-081.00

Karen Johnson Davidson County
Batch# 368979 DEEDWARR
03/06/2020 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20200306-0025696

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Nathan Beaty and Brandi Beaty, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Barbara Sturgeon, a married woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. 81 on the Plan of Brentwood Villa, Phase 3-B, of record in Plat Book 6900, Page 4, amended in Book 6900, Page 329, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed legal description of said lot.

Being the same property conveyed to Nathan Beaty, an unmarried man, from John M. Ballard and wife, Tiffini Smith Ballard, by Warranty Deed recorded on July 21, 2017, in Instrument No. 20170721-0073932, Register's Office for Davidson County, Tennessee.

Brandi Beaty, spouse of Nathan Beaty, joins in this deed to convey any and all interests he may have in said property including but not limited to any marital rights therein.

Property is being conveyed "AS-IS."

This is property with a common address of 263 Glenstone Circle, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 329, Register's Office for Davidson County, Tennessee.(3) Master Deed in Book 6923, Page 943; amended in Book 7035, Page 115, and Book 7101, Page 730; Book 7266, Page 84; and Book 7423, Page 574; and as re-recorded in Book 7143, Page 18; See Appointment of Substitute Trustee of record in Instrument No. 20071022-0124551, all in said Register's Office.(4) By-Laws in Book 6923, Page 986, as amended in Book 7423, Page 567, and Book 8074, Page 564, said Register's Office.(5) Charter for Homeowners Association in Book 6936, Page 895, as amended in Book 7998, Pages 249-250, and Book 8267, Page 270, said Register's Office.(6) Deeds to Metropolitan Government for water mains in Book 5155, Page 164; Book 8127, Page 782; and Book 8128, Page 17, said Register's Office.(7) Deed to Metropolitan Government for sanitary sewer in Book 8127, Page 666, said Register's Office.(8) Deed to Metropolitan Government for force main and pumping station in Book 8127, Page 802, said Register's Office.(9) Storm Water Detention Agreement in Book 6385, Page 814, said Register's Office.(10) Permanent Force Main Easement granted to Athena Health Club and Spa in Instrument No. 20030707-0093162, said Register's Office.(11) Easement in gross and right to way to Comcast of Nashville 1, LLC, in Instrument No. 20120124-0006661, said Register's Office.(12) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Brentwood Villa, a Horizontal Property Regime, and those contained in the Master Deed and the By-Laws appended thereto(13) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.(14) Right and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.(15) Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of March 2020.

Nathan Beaty

Brandi Beaty by Nathan Beaty, Attorney in Fact

Brandi Beaty by Nathan Beaty, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at office this 6th day of March 2020.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March 2020, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Nathan Beaty, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Brandi Beaty, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Durable Power of Attorney recorded in Instrument No. _202003060025695_ in said Register's Office.

Witness my hand and official seal at office, this 6th day of March 2020.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $258,000.00.

Affiant

Subscribed and sworn before me this 6th day of March 2020.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

File No. 2002K039

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022