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

Karen Johnson Davidson County
Batch# 369944 DEEDWARR
03/10/2020 10:32:30 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20200310-0026727

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020.

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public
MY COMMISSION EXPIRES:
File No. G20-7846

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joseph Davis Shuster and Samantha Ann Cotton (NAME)	NEW OWNER (NAME)	131-06-0D-502.00 CO
502 Belair Way (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Nancy Hannah Petty, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Davis Shuster and Samantha Ann Cotton,** husband and wife, 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. 502, on the Plan of Burton Hills Townhomes, Village of Belair, Phase 1, a condominium, established by Master Deed and By-Laws of record in Book 6690, Page 70, as amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6962, Page 325, Book 9398, Page 43, Instrument Number 20010627-0068123, re-recorded in Instrument Number 20050708-0079325; and further amended in Instrument Number 20160113-0003443 and Instrument Number 20160526-0053151; amended By-Laws of record in Book 6911, Page 827 and Instrument Number 20031016-0153582, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Burton Hills Townhomes, Village of Belair, Phase 1, a condominium, for placement of Units, as shown on Exhibit "B" to the Sixth Amendment of record in Book 9398, Page 43, Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING the same property conveyed to Nancy Hannah Petty by Warranty Deed from Patricia A. Farrell, a single person, dated 1/26/1993 and recorded 2/1/1993 in Book 8852, Page 550, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Taxes for the year 2020, and subsequent years, a lien, which are not due and payable.

2. Subject to Master Deed and By-Laws of record in Book 6690, Page 70, as amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6962, Page 325, Book 9398, Page 43, Instrument Number 20010627-0068123, re-recorded in Instrument Number 20050708-0079325; further amended in Instrument Number 20160113-0003443 and Instrument Number 20160526-0053151;

3. Subject to amended By-Laws of record in Book 6911, Page 827 and Instrument Number 20031016-0153582;

4. Subject to HOA Charter of record in Book 6665, Page 18;

5. Subject to all existing easements and all other matters shown on plat of record in Boundary Plat of record in Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee.

6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of @ is signed by his/her duly appointed Attorney-in-fact @, pursuant to the Power of Attorney recorded in Book @, page @, said Register's Office.

This is improved property, known as 502 Belair Way, Nashville, TN 37215.

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. Whenever 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 my/our hand(s) this 28th day of February, 2020.

Nancy Hannah Petty ~~by Susan Hardcastle, her Attorney In Fact~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2020, before me personally appeared ~~Susan Hardcastle~~ Nancy Hannah Petty XXXXXXXXX, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2020.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066