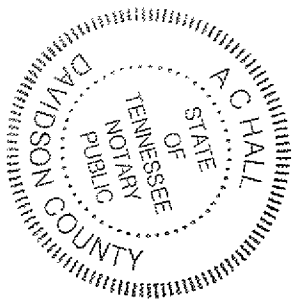
Karen Johnson Davidson County
Batch# 372977 DEEDWARR
03/16/2020 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20200316-0028869

WARRANTY DEED



MST 2020-0204 (Seller only)

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 2020

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Brinkman	Churchill Mtg	105-10-0S-001.00-CO
(NAME)	(NAME)	
816A Benton Avenue	1749 Mallory Ln # 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood, TN 37027	
(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, **Develin, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Brinkman, a single man,** 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:

A certain townhouse located in Davidson County, Tennessee, being Unit A of 816 Benton Avenue, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Protective Covenants Conditions and Restrictions establishing 816 Benton Avenue, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements of record in Instrument No. 20171127-0120843, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Develin, LLC by Warranty Deed from Michelle Cayford, married of record in Instrument No. 20171127-0120842, Register's Office for Davidson County, Tennessee, dated November 22, 2017 and recorded on November 27, 2017.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee. The provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the

regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Protective Covenants Conditions and Restrictions establishing a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements of 816 Benton Avenue of record in Instrument No. 20171127-0120843, Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 816A Benton Avenue, Nashville, TN 37204
(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 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 my/our hand(s) this 13 DAY OF March, 2020.

Develin, LLC

BY: _____

Steve Hoke, Its CEO

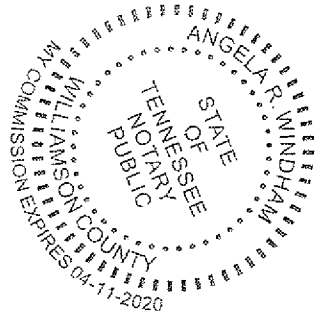
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Hoke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of Mar, 2020.

_____
Notary Public

My commission expires:
4-11-2020



True Copy Certification

I, **Jennifer Pennell**, 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 of the original document executed and authenticated according to law.

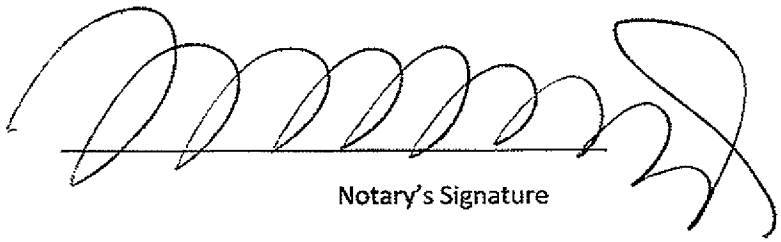


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

