THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200225085** Karen Johnson Davidson County Batch# 373072 **DEEDWARR** 03/16/2020 03:09:13 PM 2 pgs Fees: $13.00 Taxes: $2,692.12 20200316-0029059	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $727,600.00. Affiant Subscribed and sworn to before me, this 12th day of March, 2020. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Pamela Balk 142 Brighton Close Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-13-0F-142.00-CO

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, **Dixie Louise Pepper, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela Balk, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unite No. 142 on the plan of Brighton Close, Phase II, a planned Unit Development, (Unit Nos. 142, 143 and 144), of record in Book 7900, Page 988, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dixie Louise Pepper, unmarried by Warranty deed from Jay A. Pandaleon and Leigh B. Pandaleon, husband and wife of record in Instrument No. 20150527-0048529 Register's Office for Davidson County, Tennessee, dated May 26, 2015 and recorded on May 27, 2015.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 988, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7522, Page 108, and as amended in Book 7557, page 621, Book 7670, page 280, Book 7807, page 500, Book 7803, page 458, Book 8273, page 884, Book 8561, page 812, Book 8561, page 839, Book 8561, page 844, Book 8698, page 557, Book 9372, page 356, Instrument No. 20001003-0098148 and Instrument No. 20141202-0110443, Register's Office for Davidson County, Tennessee.

Grant of Appurtenant Easement of record in Book 8670, page 176, Register's Office for Davison County, Tennessee.

By-Laws appended to restrictions in Book 8273, page 898, Register's Office for Davidson County, Tennessee.

Attorney's Certificate of record in Book 9724, page 13, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 7522, page 132 and Book 8273, page 908, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 142 Brighton Close Nashville TN 37205

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 12th day of March, 2020.

Dixie Louise Pepper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dixie Louise Pepper, 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 12th day of March, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON