WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

O-P-20-108

Karen Johnson Davidson County
Batch# 375608 DEEDWARR
03/20/2020 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,230.25
20200320-0031057

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brooke B Browman and Christopher Barr	Bank of America, N.A.	
(NAME)	(NAME)	
108 W Mill Drive	P.O. Box 650070	**091-06-0M-094.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas, TX 75265-0070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS BEAUPRE AND JESSICA BEAUPRE TRUSTEE(S) OF THE BEAUPRE LIVING TRUST UNDER TRUST INSTRUMENT DATED APRIL 21, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BROOKE B BROWMAN, UMARRIED AND CHRISTOPHER BARR, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 94 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748, in Instrument No. 20150929-0098582, in Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, and Attorney's Certificate of record in Instrument No. 20170123-0007057, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenant. Reference is hereby made to the plan of West Mill Townhomes, shown as Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No, 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Thomas Beaupre and Jessica Beaupre Trustee(s) of the Beaupre Living Trust under Trust Instrument dated April 21, 2018 by Warranty deed from Julie Kristen Gingles, married of record in Instrument No. 20181128-0116007 Register's Office for Davidson County, Tennessee, dated November 26, 2018 and recorded on November 28, 2018.

This conveyance is subject to:

- Taxes for the year 2020, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141223-0117663, as supplemented in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350, and Attorney's Certificate of record in Instrument No. 20170123-0007057 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of West Mill Townhouse Corporation of record in Instrument Number 20170123-0007056, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20140824-0076274, Instrument No. 20141219-0116173, Instrument No. 20141219-0116216 and Instrument No. 20151125-0119709, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument

Number 20140821-0076262, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
• Dedication of Conveyance of Easement to City of Nashville of record in Book 1939, Page 214, in the Register's Office for Davidson County, Tennessee.
• Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175.
• Conveyance of Property To Create Common Area At West Mill Townhomes Quitclaim Deed of record in Instrument Number 20171208-0125410, in the 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **108 W Mill Drive, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19 DAY OF MARCH, 2020.

Thomas Beaupre and Jessica Beaupre Trustee(s) of the Beaupre Living Trust under Trust Instrument dated April 21, 2018

BY:_____
Thomas Beaupre
Trustee

BY:_____
Jessica Beaupre
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared THOMAS BEAUPRE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of THOMAS BEAUPRE AND JESSICA BEAUPRE TRUSTEE(S) OF THE BEAUPRE LIVING TRUST UNDER TRUST INSTRUMENT DATED APRIL 21, 2018, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 19th of March, 2020.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JESSICA BEAUPRE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of THOMAS BEAUPRE AND JESSICA BEAUPRE TRUSTEE(S) OF THE BEAUPRE LIVING TRUST UNDER TRUST INSTRUMENT DATED APRIL 21, 2018, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 19th of March, 2020.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

