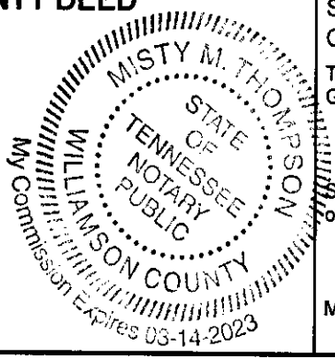
①

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel Adam Crosa	FirstBank	083-07-0-S-002.00 CO
(NAME)	(NAME)	
811A Powers Avenue	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37064	
(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, **Jeffrey Bredeson and Beth Bredeson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Adam Crosa, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. B as established in Declaration of Covenants, Conditions and Restrictions for Homes at 811 Powers, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20150210-0012448, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Bredeson and Beth Bredeson, husband and wife, by Warranty Deed from Prime Nashville, LLC, a Tennessee limited liability company, dated October 2, 2015, of record in Instrument No. 20151009-0103244, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 811A Powers Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 376408 **DEEDWARR**
03/24/2020 09:48:20 AM 2 pgs
Fees: $13.00 Taxes: $1,787.10

20200324-0031789

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown on the plan of record in Book 421, page 56; All matters shown in Declaration of Covenants, Conditions and Restrictions for Homes at 811 Powers, a Horizontal Property Regime with Private Elements and all exhibits thereto, of record at Instrument No. 20150210-0012448; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 20th day of March, 2020.

Jeffrey Bredeson

Beth Bredeson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeffrey Bredeson and Beth Bredeson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of March, 2020.

Notary Public
My Commission Expires: _____

File No.: 30909

