THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $319,250.00 _____ Affiant Subscribed and sworn to before me, this 25th day of March, 2020. _____ Notary Public My Commission Expires: 11-8-21

Karen Johnson Davidson County
Batch# 378759 DEEDWARR
03/27/2020 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,181.22
20200327-0033460

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

WARRANTY DEED

Address New Owner: Christopher T. Leahy 7520 Station Drive Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 142-10-0E-040.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW S. RACTLIFFE AND BRITTANY TRAPANI RACTLIFFE, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **CHRISTOPHER T. LEAHY, AN UNMARRIED MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Unit No. 40 on the plan of Bellevue Station - Phase 2, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of Bellevue Station, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160108-0001959, supplemented as Instrument No. 20160926-0101494, and corrected as Instrument No. 20161025-00112596 and Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.**
>
> **Being the same property conveyed to MATTHEW S. RACTLIFFE AND BRITTANY TRAPANI RACTLIFFE, HUSBAND AND WIFE, by deed from PARKSIDE BUILDERS, LLC, of record in Instrument No. 20170920-0096283, dated September 15, 2017, said Register's Office.**

This is improved property commonly known as: **7520 Station Drive, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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, Grantors have executed this instrument on this 25th day of March, 2020.

MATTHEW S. RACTLIFFE

BRITTANY TRAPANI RACTLIFFE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW S. RACTLIFFE** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of March, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRITTANY TRAPANI RACTLIFFE** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of March, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212