Karen Johnson Davidson County
Batch# 381203 DEEDWARR
04/02/2020 12:47:30 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20200402-0035568

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$355,000.00.**

Dawn D Chase
Affiant

Subscribed and sworn to before me, this the 13th day of March, 2020.

Laura Elizabeth Mathis
Notary Public

My commission expires: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY STATE of TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew King	New Owner	**Map 140-10-0-E Parcel 009.00co**
724 Bellevue Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Payton Robert Baran and Jessica Page Halle Baran, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew *Patrick King, a single man on

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:

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of Bellevue Station, Phase 3, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, Restrictions, By-Laws and Attorneys Certificate, of Bellevue Station, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160108-0001959 and Supplemental Declaration for Phase 3 of record in Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Bellevue Station, Phase 3, shown on Exhibit "A-1" to the Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Payton Robert Baran and Jessica Page Halle Baran, husband and wife, by Warranty Deed dated July 2, 2018 from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20180705-0065018, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Payton Robert Baran and Jessica Page Halle Baran, pursuant to a Power of Attorney executed by them on the 11th day of February, 2020, of record in Instrument No. 202004020035567, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan as shown on Exhibit A-1 to the Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170427-0041683, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions, Restrictions, By-Laws and Attorneys Certificate for Bellevue Station, of record in Instrument No. 20160108-0001959 and Supplemental Declaration of record in Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee. (3) Notice of Completion of record in Instrument No. 20180619-0058955, said Register's Office. (4) Charter of Bellevue Station Homeowners' Association, Inc., of record in Instrument No. 20160308-0022218, said Register's Office. (5) Declaration of Restrictions and Covenants for Storm Water Facilities and Systems, of record in Instrument No. 20151001-0099985, said Register's Office. (6) Right-of-Way Agreement for Public Roads, of record in Book 2086, Page 272, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **724 Bellevue Road, Nashville, TN 37211**

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 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 **13th** day of **March, 2020.**

Payton Robert Baran by Allen Huggins attorney in fact

Payton Robert Baran by Allen Huggins, Attorney-in-Fact

Jessica Page Halle Baran by Allen Huggins attorney in fact

Jessica Page Halle Baran by Allen Huggins, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of March, 2020, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen Huggins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Payton Robert Baran and Jessica Page Halle Baran**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Payton Robert Baran and Jessica Page Halle Baran**, for the purpose therein contained, by signing the name of **Payton Robert Baran and Jessica Page Halle Baran**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **March, 2020.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)