THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200526791

Karen Johnson Davidson County
Batch# 405351 **DEEDWARR**
05/22/2020 01:09:03 PM 2 pgs
Fees: $13.00 Taxes: $1,448.55
20200522-0053539

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $391,500.00.

Affiant

Subscribed and sworn to before me, this 21st day of May, 2020.

Notary Public
My Commission Expires: 3-19-23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Margaret Berndt 321 Bramblewood Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 146-08-0-145.00

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, **Connie K. Rhodes a/k/a Connie Lee Rhodes, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Margaret Berndt, an unmarried woman,** ("Grantee"), her 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:

Being Lot No. 421, Crieve Hall Estates, Section Six, of record in Book 2331, pages 1 and 2, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of Bramblewood Drive at the corner of Lots 420 and 421; thence with the line between said lots southerly 159.6 feet to the corner of Lot 422; thence with the line between Lots 421 and 422, easterly 150 feet to the west margin of Montclair Drive; thence with the margin of the same northerly 139.5 feet to the beginning of a curve; thence around said curve northwesterly 31.39 feet to the south margin of Bramblewood Drive; thence with the margin of the same, westerly 130 feet to the point of beginning.

Being the same property conveyed to Connie K. Rhodes, unmarried, by Warranty Deed from Joseph Preston Holland and wife, Judy P. Holland, of record in Instrument No. 20040702-0078932, Register's Office for Davidson County, Tennessee, dated June 30, 2004 and recorded on July 02, 2004.

The execution of this instrument is effected by the signature of Kimberly Dawn Cox as Attorney-in-fact for Connie Lee Rhodes, which Power of Attorney is recorded in Instrument No. 20200522-0053538, in said Register's office.

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 2331, Page 1 and 2, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2332, Page 92 , in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 321 Bramblewood Drive Nashville TN 37211

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 21st day of May, 2020.

Connie Lee Rhodes by Kimberly Dawn Cox Attorney in Fact

Connie Lee Rhodes by Kimberly Dawn Cox
as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Dawn Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Connie Lee Rhodes and that she is authorized by Connie Lee Rhodes to execute this instrument on her behalf.

WITNESS my hand, at office, this 21st day of May, 2020.

Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES
DECEMBER 15, 2021