Karen Johnson Davidson County
Batch# 409745 DEEDWARR
06/03/2020 01:24:51 PM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20200603-0057101

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: ~~$299,000.00~~

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2020.

Notary Public
My Commission Expires: 6/19/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kyle W. McMahon and Rachel A. Hanebutt 7252 Highway 70 Nashville TN 37221	New Owner	Tax Parcel ID No. 142 07 0F 091.00

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, **Erick Kercheval and Amber Kercheval, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle W. McMahon, a single man and Rachel A. Hanebutt, a single woman,,** ("Grantees"), their 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. 91 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101 et seq., as established by a Master Deed recorded as Instrument Number 20000720-0071772, as re-recorded as Instrument No. 20000828-0084760, and amendment recorded in Instrument No. 20060824-0104869 and any amendments thereto, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erick Kercheval and Amber Kercheval, husband and wife, by Warranty Deed from Bhavna Patel, of record in the Instrument No. 20150220-0014785, in the Register's Office of Davidson County, Tennessee, dated February 13, 2015 and recorded on February 20, 2015.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLEVUE COMMONS TOWNHOMES of record in Instrument No. 20000720-0071772, as re-recorded in Instrument No. 20000828-0084760 and amendment recorded in Instrument No. 20060824-0104869; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other

utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Highway Purposes, recorded in Book 5202, Page 736.

Easement for Ingress and Egress, recorded in Book 7308, Page 762.

Easement for Public Utilities, recorded in Book 11426, Page 63.

This is improved property located at 7252 Highway 70 Nashville TN 37221

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 22nd day of May, 2020.

Erick Kercheval

Amber Kercheval

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erick Kercheval and Amber Kercheval, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2020.

Notary Public
My Commission Expires: _____

KATIE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUNE 29, 2022