WARRANTY DEED

Karen Johnson Davidson County
Batch# 419554 DEEDWARR
06/18/2020 03:47:11 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20200618-0064756

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2020.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

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
David Andrew Listovitch Kelly Listovitch	NEW OWNER	Map 129-15-0-A Parcel 147.00co
21 Vaughns Gap Road #147		
Nashville, TN 37215		

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,

George Bredensteiner, and wife/, and Susan Bredensteiner

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

David Andrew Listovitch and Kelly Listovitch, husband and wife

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 147 of Belle Meade Highlands Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominiums, of record in Book 7091, Page 302, amended in Instrument No. 20080424-0042111 and By-Laws appended thereto in Book 7091, Page 351 and amended in Instrument No. 20071025-0126213, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit "A-1" to the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominiums as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to George Bredensteiner and wife, Susan Bredensteiner, by Deed dated March 10, 2000 from Kathleen M. Ingleson, an unmarried woman, and John B. Ingleson, a married man, of record in Instrument No. 20000315-0026536, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "A-2" to the Master Deed in Book 7091, Page 302, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4816, Page 427 and corrected in Book 4881, Page 710, Register's Office for Davidson County, Tennessee. (3) Master Deed of Belle Meade Highlands Condominiums, of record in Book 7091, Page 302, amended in Instrument No. 20080424-0042111 and By-Laws of Belle Meade Highlands Condominium Association, Inc., appended thereto in Book 7091, Page 351 and amended in Instrument No. 20071025-0126213, said Register's Office. (4) Appointment of Successor Trustee in said Master Deed of record in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106, said Register's Office. (5) Charter of Belle Meade Highlands Condominium Association, Inc., of record in Book 7102, Page 223, said Register's Office. (6) Temporary Easement Agreement of record in Book 11000, Page 273, 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 **21 Vaughns Gap Road #147, Nashville, TN 37215**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # JM-SB-NH-20-21147

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 11th day of **June, 2020.**

George Bredensteiner

George Bredensteiner

Susan Bredensteiner

Susan Bredensteiner

STATE OF WA)
COUNTY OF Thurston)

Personally appeared before me, a Notary Public of said County and State, **George Bredensteiner and Susan Bredensteiner,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lacey (CITY), WA (STATE), this 11th day of **June, 2020.**

Notary Public

My Commission Expires: 03/28/2024

ADARSH JNAWALI
NOTARY PUBLIC #184604
STATE OF WASHINGTON
MY COMMISSION EXPIRES
03-28-24