WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Richard Rule	NEW OWNER	Map 82 7 213.02
(NAME)	(NAME)	
606 B N 2nd Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Eric Neumair and Mike Barfield, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brandon Richard Rule, single man, 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 Unit B of the Horizontal Property Regime 606 N 2nd Street as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 606 N. 2nd STreet, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190201-0009900, for Davidson County, Tennessee, with plat being shown as Exhibit B of said declaration to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Eric Neumair and Michael Barfield by deed from Joanne S. Walker and Kenneth Walker of record in Instrument 20181221-0124190, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions and Restrictions for Homes at 606 N. 2nd Street, Instrument No. 20190201-0009900, said Register's Office.

Subject to restrictions of record in Record Book 3368, Page 23 and in Record Book 3458, Page 49, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 21, Page 100, Register's Office, Davidson County, Tennessee.

Subject to Agreement for dedication of Public right of way of record in Instrumnet No. 20190228-0018314, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 606 B N 2nd Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

Karen Johnson Davidson County
Batch# 428111 **DEEDWARR**
06/29/2020 12:59:36 PM 2 pgs
Fees: $13.00 Taxes: $1,538.83
20200629-0070156

File No.: 20200300
TN Warranty Deed

Witness our hands this 26th day of June, 2020.

Eric Neumair

Mike Barfield

STATE OF TENNESSEE

COUNTY OF Robertson

On this 26th day of June, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Neumair and Mike Barfield**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

2-26-24

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER