Karen Johnson Davidson County
Batch# 429842 DEEDWARR
07/01/2020 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.03
20200701-0071462

#35494

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William C. West	Franklin Synergy Bank	191-09-0A-036.co
(NAME) 4823 Bevendean Drive	(NAME) 722 Columbia Ave	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Rusty Bethke, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William C. West, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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 all of Unit No. 4823, on the Plan of Brighton Village, a horizontal property regime, filed as Exhibit E to and established by the master deed of record in Instrument No. 20080117-0005582 and amended in Instrument No. 20080808-00881965, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the master deed, reference to which is hereby made for more complete detailed description of said unit and the condominium, the rights and obligations of the declarant and the unit owners, and the Bylaws of the association of owners.

Being the same property conveyed to Rusty Bethke and Jaclyn Bethke, as joint tenants by General Warranty Deed from Jayme Heather Trocino, an unmarried woman, dated 06/04/2015 and recorded 06/09/2015, of record in Instrument 201506090054016, Register's Office for Davidson County, Tennessee; also, being the same property conveyed by Final Decree of Absolute Divorce entered on 04/07/2020, Docket No. 20D282, Register's Office for Davidson County, Tennessee, and further by being same property conveyed to Rusty Bethke, an unmarried man by Quitclaim Deed from Rusty Bethke and Jaclyn Trocino FKA Jaclyn Bethke, as joint tenants, dated 04/28/2020 and recorded 05/14/2020, of record in Instrument 202005140050114, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; Covenants, conditions, easements and restrictions recorded in Instrument 200801170005582, and amended restrictions recorded in Instrument 200808080081965, Register's Office for Davidson County, Tennessee; Driveway Easement including terms and conditions thereof as recorded in Book 7233, Page 438, Register's Office for Davidson County, Tennessee; Driveway Easement including terms and conditions thereof as recorded in Book 7416, Page 47, Register's Office for Davidson County, Tennessee; Sanitary Sewer Easement including terms and

conditions thereof as recorded in Book 7520, Page 908, Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument 200610270133549, Register's Office for Davidson County, Tennessee; Sanitary Sewer Easement including terms and conditions thereof as recorded in Instrument 200610270133575, Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument 200711210136366, Register's Office for Davidson County, Tennessee; Sewer Line Easement including terms and conditions thereof as recorded in Instrument 200711210136402, Register's Office for Davidson County, Tennessee; Rights of others under the terms and conditions contained in the Miscellaneous of record in Instrument 200711280137905, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4823 Bevendean Drive, Nashville, TN 37211

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of June, 2020.

Rusty Bethke

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rusty Bethke, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of June, 2020.

Liz Davis

Notary Public:
My Commission Expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

