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

CRT File No. 200527445

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 430486 DEEDWARR
07/06/2020 11:47:31 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20200706-0072303

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2020.

Notary Public
My Commission Expires: 1-8-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Scott Burchfield and Gordon Lynn Robison ~~401 Bowling Avenue #33~~ 110 31st Ave N # 703 Nashville TN ~~37205~~ 37203	New Owner	Tax Parcel ID No. 104 13 0A 044.00

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, **Norma S. Martinez-Malo, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Scott Burchfield and Gordon Lynn Robison, as joint tenants with right of survivorship** ("Grantees"), its 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 Building Site No. 44, also designated as Unit No. 33 on the plan of Richmeade Place, Section Three, of record in Book 5050, Page 19, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Raul Martinez-Malo and spouse, Norma S. Martinez-Malo, by Warranty Deed from Roberts Vaughn Weaver, Jr. and spouse, Julie B. Weaver, of record in Book 9637, Page 728, in the Register's Office of Davidson County, Tennessee, dated April 3, 1995 and recorded on April 5, 1995.

Raul Martinez-Malo having since died on April 14, 2016.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richmeade Place, Section Three, as recorded in Plat Book 5050, Page(s) 19.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4941, Page 637, as amended in Book 5036, Page 338, as supplemented in Book 5019, Page 946, Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385, Book 5408, Page 210 and Book 5733, Page 628 and amendment to bylaws in Book 5213, Page 945 and Appointment of Successor Trustee in Instrument No. 20140723-0065337.

This is improved property located at 401 Bowling Avenue #33 Nashville TN 37205

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 2nd day of July, 2020.

Norma S. Martinez-Malo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Norma S. Martinez-Malo, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2020.

Notary Public

My Commission Expires: _____

