Karen Johnson Davidson County
Batch# 432374 DEEDWARR
07/08/2020 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20200708-0073657

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627932**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Lindsay Elizabeth Martin Affiant Subscribed and sworn to before me, this 2nd day of July, 2020. Notary Public My Commission Expires: 11/22/23 LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. SUMNER COUNTY

WARRANTY DEED

Address New Owner: Lindsay Elizabeth Martin, and Sandra Simmons Martin and John Reagan Martin 513 Garfield Street Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-08-0U-003.00 CO

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, **Melissa Lee Bellomy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsay Elizabeth Martin and Sandra Simmons Martin and John Reagan Martin**, ("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. 3 , on the Horizontal Property Regime for Garfield Place Townhomes, as a Planned Unit Development, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120809-0071219, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to MELISSA LEE BELLOMY, by deed from MEGAN LEMMING F/K/A MEGAN ERNST AND HUSBAND, MICHAEL LEMMING, of record in Instrument No. 20170412-0035615 , dated April 7, 2017 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 081-08-0U-003.00 CO.

Matters shown on the Plan of record in Plat Book 21, page 105, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20120809-0071219, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20121210-0113616, said Register's Office.

Sewer Easement of record in Instrument No. 20090929-0090290, said Register's Office.

This is improved property located at 513 Garfield Street Nashville TN 37208

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.

Melissa Lee Bellomy by Shira Kingrey, her Attorney-in-Fact

Melissa Lee Bellomy by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Melissa Lee Bellomy and that she is authorized by Melissa Lee Bellomy to execute this instrument on her behalf.

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

J Anderson
Notary Public

My Commission Expires: _____



True Copy Certification

I, KRISTEN TRAINI, 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 executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

