THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 435750 DEEDWARR
07/13/2020 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200713-0075964

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Joseph Clay Bromfield and Lauren Elens Bromfield 700 Hite Street Nashville, TN 37209	Studio Bank 124 12th Avenue S. Suite 400 Nashville, TN 37203	091-10-0-119

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael John Korrer and Kerry Kathryn Tasch, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph Clay Bromfield and Lauren Elens Bromfield, Husband and Wife,**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 128, on the Plan of Section One, Urbandale, of record in Plat Book 1835, Page 45, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael John Korrer and Kerry Kathryn Tasch, husband and wife, by Warranty Deed from James C. Cobb, married and Beverly Montez Gary, married, of record on February 6, 2017, at Instrument No.20170206-0012099, Davidson County Register of Deeds.

This property is commonly known as 700 Hite Street, Nashville, TN 37209.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs

and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 9 **day of July, 2020:**

Kerry Kathryn Tasch

Michael John Korrer

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kerry Kathryn Tasch** and **Michael John Korrer,** the bargainors, 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, this 9 day of July, 2020.

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$280,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 9th DAY OF July, 2020:

Notary Public

My Commission Expires: 2/11/2024

JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON