This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~Davidson~~ Jefferson

The actual consideration or value, whichever is greater is $260,000.00.

Affiant

ALEXANDER EDWIN LYKINS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184022211
MY COMMISSION EXPIRES 05/25/2022

Subscribed and sworn before me this the 14th day of July, 2020.

Notary Public
My commission expires: 05/25/2022

Karen Johnson Davidson County
Batch# 437373 DEEDWARR
07/14/2020 11:55:44 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20200714-0076891

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cristin Foster Brawner	Amalgamated Bank	181-14-A 077.00
8265 Rossi Road	275 7th Avenue	
Brentwood, TN 37027	New York, NY 10001	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER PURDY, UNMARRIED MAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CRISTIN F. BRAWNER AND KYLE M. BRAWNER, WIFE AND HUSBAND**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 77 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplement Declaration to Declarations of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Christopher Purdy, unmarried man, by deed from Daniel F. Gilliam, single man, dated 04/02/2018, of record in Instrument No. 20180403-0031166, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8265 Rossi Road, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the ~~13th~~ 10th day of July, 2020.

Christopher Purdy

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~Davidson~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher Purdy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~13th~~ 10th day of July, 2020.

My commission expires:
05/25/2022

Notary Public

ALEXANDER EDWIN LYKINS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184022211
MY COMMISSION EXPIRES 05/25/2022