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

CRT File No. 200627697

Karen Johnson Davidson County
Batch# 439057 **DEEDWARR**
07/16/2020 11:25:52 AM 2 pgs
Fees: $13.00 Taxes: $7,337.10

20200716-0078023

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,983,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2020.

Notary Public
My Commission Expires: 1-3-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Russelle Bradbury and David Bradbury 3604 Richland Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104 09 0 091.00

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, **Vintage South, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russelle Bradbury and husband, David Bradbury**("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 Lot No. 125 and the East half of Lot No. 127 of Block No. 6 on the Plan of the Richland Realty Co., Division A, said Plan is of record in Book 161, Page 151, Register's Office for said County, and shows the property divided into blocks, but does not show the blocks subdivided into lots.

Beginning at a point on the Northern margin of Richland Avenue 65 feet West of Bowling Street, running thence Northerly at right angles to the said margin of Richland Avenue 192.5 feet to the Southerly margin of an alley; thence at right angles, Westwardly with the Southerly margin of said alley 75 feet to a point; thence at right angles Southwardly 192.5 feet to the Northerly margin of Richland Avenue, Eastwardly 75 feet to the point of beginning.

Being the same property conveyed to Vintage South, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Hal Michael Roseman, married, of record in Instrument No. 20181203-0117393, in the Register's Office of Davidson County, Tennessee, dated November 30, 2018 and recorded on December 03, 2018.

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 Richland Realty Co., Division A, as recorded in Plat Book 161, Page(s) 151.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20190201-0009898.

This is improved property located at 3604 Richland Avenue 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 15th day of July, 2020.

Vintage South, LLC.

By: _____ Authorized Agent
Shira Kingrey, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Shira Kingrey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of Vintage South, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of July, 2020.

_____
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024