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

CRT File No. 200627549

Karen Johnson Davidson County
Batch# 443256 **DEEDWARR**
07/23/2020 01:31:35 PM 3 pgs
Fees: $18.00 Taxes: $810.30

20200723-0081249

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $219,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner: Eric Nelson and Craig Nelson 4847 Bevendean Drive #11 Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 09 0A 121.00

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, **Wes Nelson and Catherine Nelson, husband and wife and Donald McCann and Sarah McCann, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Nelson, unmarried, and Craig Nelson, married, as joint tenants with rights of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. F-11 as set forth on Exhibit "E" to the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by Exhibit "A" to the First Amendment to Master Deed of record as Instrument No. 20080808-0081965 and corrected by Exhibit "A" to the Instrument of Correction of record as Instrument No. 20110520-0038914 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine E. Luedtke, a single woman, and Donald P. McCann and Sarah McCann, husband and wife, by Warranty Deed from Michael Zagoria and Lindsay Zagoria (FKA Lindsay Dycus), husband and wife, of record in Instrument No. 20160324-0027962, in the Register's Office of Davidson County, Tennessee, dated March 22, 2016 and recorded on March 24, 2016.

Catherine E. Luedtke having since married and now known as Catherine Nelson.

Wes Nelson joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

Master Deed establishing BRIGHTON VILLAGE Condominium of record in Instrument No. 20080117-0005582, as amended by instrument(s) of record in Instrument No. 20080808-0081965 and Corrected in Instrument No. 20110520-0038914; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Detached Structure recorded in Instrument No. 20080603-0056582.

Easement for Driveway, recorded in Book 7233, Page 438, as corrected in Book 7416, Page 47.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7520, Page 908.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20061027-0133575 and 20071121-0136402.

Agreement Regarding Sewage Soil Absorption System as set forth in instrument recorded in Book 7230, Page 136 and Book 7230, Page 137.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20061027-0133549 and 20071121-0136366.

This is improved property located at 4847 Bevendean Drive #11 Nashville TN 37211

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 7th day of July, 2020.

Wes Nelson

Wes Nelson

Catherine Nelson

Catherine Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wes Nelson and Catherine Nelson, and Donald McCann and Sarah McCann, 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 7th day of July, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Donald McCann by Catherine Nelson, Attorney In Fact
Donald McCann
BY: Catherine Nelson, Attorney In Fact

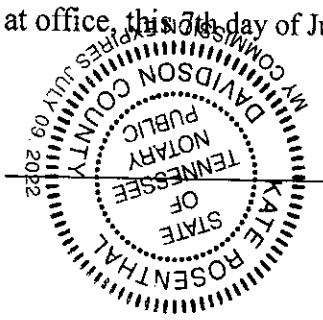
Sarah McCann by Catherine Nelson, Attorney In Fact
Sarah McCann
BY: Catherine Nelson, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine Nelson, 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 Donald McCann and Sarah McCann and that she is authorized by Donald McCann and Sarah McCann to execute this instrument on their behalf.

Witness my hand, at office, this 7th day of July, 2020.

My Commission Expires:



Notary Public